

EAST AYRSHIRE COUNCIL

CABINET – 3 DECEMBER 2008

STRATEGIC HOUSING INVESTMENT PLAN 2009/10 – 2013/14

Report by the Executive Director of Neighbourhood Services

1. PURPOSE OF REPORT

- 1.1** To advise Cabinet of the contents of East Ayrshire's Strategic Housing Investment Plan covering the five year period from 2009/10 to 2013/14, and seek approval to submit the Plan to Cabinet for consideration and adoption by elected members.

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 (SHIF) 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 (SHIP), which shows how resources will be used over the medium term (up to 5 years) to deliver the affordable housing investment priorities articulated in the Local Housing Strategy. The main focus will be 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.

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

2.2 East Ayrshire Strategic Housing Investment Plan

The SHIP has been drafted in accordance with the revised guidance issued to local authorities by the Scottish Government in May 2008. The SHIP will be used by Scottish Government to help plan the shape of the Affordable Housing Investment Programme in 2009/10.

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

The new arrangements for Housing Need and Demand Assessment (HNDA) 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 HNDA will provide the evidence base for housing supply targets as defined in local Housing Strategies and 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.

2.3.2 Local Housing Strategy (LHS) - Revised LHS 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 LHS to place it at the centre of Local Authorities' corporate planning activities.

The new LHS will 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.

Further guidance on certain aspects of the LHS guidance, such as Homelessness and Fuel Poverty, are expected to be published by Scottish Government in late 2008.

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 HNDA, developing a main issues report and subsequently producing a LHS which includes a

housing supply target, and a Development Plan which includes the housing land requirement for meeting this target.

3. STRATEGIC CONTEXT

3.1 Firm Foundations: 'The Future of Housing in Scotland' - 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 announced plans, in April 2008, to set aside £25M to encourage new council house building. Details of the principles and processes to be used in allocating the money were issued jointly by COSLA and the Scottish Government in November 2008 and Councils have been invited to consider submitting an application to access the first tranche of available funding before January 12th 2009.

The Council is keen to take advantage of this opportunity to construct additional Council housing for rent and this SHIP allows for a number of projects to be developed for older people in response to demand data and demographic patterns. However much work has to be done, with the assistance of the recently published guidance, to determine how to achieve best value in procuring and funding this new housing and to identify sites in the Council's ownership that are suitable for development. The Scottish Government has signalled its intention to introduce legislation to exempt new social housing from the Right to Buy, to protect the stock for future generations of tenants. Issues arising from the continuing loss of existing Council housing due to the current Right to Buy legislation, including the existing arrangements whereby Councils can seek a temporary halt to sales in local areas by obtaining pressured area status from Scottish Ministers remain under review.

The allowances announced in the Guidance include a maximum subsidy of £25k per unit, and the Council will have to consider how it will fund the remaining build costs using either prudential borrowing, capital receipts or balances.

3.3 Private Sector Housing: Housing (Scotland) Act 2006

The Housing (Scotland) Act 2006 seeks to address housing condition issues within the private sector; however due to delays in the development of guidance to support implementation, the timescales are still being determined nationally. The target date of March/ April 2009 has been suggested for the delivery of a Section 72 statement with regard to the local Scheme of

Assistance. Local arrangements for taking this forward are currently being determined by officers across the Council.

3.4 East Ayrshire Local Housing Strategy 2004-2009

The East Ayrshire Local Housing Strategy (LHS) 2004-2009 was submitted to Communities Scotland in April 2004, in accordance with the statutory requirement set out in the Housing (Scotland) Act 2001. The LHS sets out four core aims developed by LHS 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 LHS partners the opportunity to revise the LHS priorities and actions to reflect changes in the National and Local strategic and economic contexts. The revised LHS Guidance issued earlier this year means that production of the next LHS requires to be scheduled to ensure alignment with the Council's Development Plan. To this end, work is set to begin on the production of a Housing Need and Demand Assessment in early 2009, with a view to completing the next Local Housing Strategy in 2011, which will then inform future SHIPs.

3.5 Alteration to the East Ayrshire Local Plan

Work is ongoing on the review and replacement of the current East Ayrshire Local Plan, which was adopted by the Council in April 2003. The Final Plan is due before cabinet in December 2008, with a public inquiry anticipated in summer 2009.

The Council's Supplementary Planning Policy Guidance on Affordable Housing will be adopted into the final plan.

3.6 Community Plan and Single Outcome Agreement

The East Ayrshire Community Plan's key themes are incorporated in the objectives of the LHS and are reflected in the 2008 SHIP.

East Ayrshire Council and its Community Planning Partners agreed the Single Outcome Agreement (SOA) with Ministers in June 2008. The housing outcomes within the SOA are broadly defined and will be kept under review to reflect developments in national housing policies.

4. STRATEGIC HOUSING INVESTMENT PLAN (SHIP) 2009/10 – 2013/14

The East Ayrshire SHIP covers a five year period from 2009/10 to 2013/14. The anticipated Affordable Housing Investment Programme Allocation for the SHIP is in the sum of £54.202m.

The programme supports the provision of general and community care housing across tenures, and seeks to deliver 929 affordable houses, with a total programme spend of £96.972m.

Funding to resource the programme is proposed to be drawn from Scottish Government Housing Association Grant (HAG), Private Finance, Local Authority contributions, purchasers' mortgages for low cost home ownership initiatives and private developer funding.

The SHIP 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 SHIP, 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 temporary accommodation development to 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 temporary accommodation unit in Kilmarnock to provide housing and support to young people leaving care and for whom the Council retains a corporate parenting responsibility.

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 SHIP document appended to this report.

5. EQUALITIES IMPACT ASSESSMENT & STRATEGIC ENVIRONMENTAL ASSESSMENT

5.1 Strategic Environmental Assessment

As the SHIP is intended to articulate priorities set out in the LHS, and includes sites identified in the Alteration to the East Ayrshire Local Plan, it does not influence, but rather is influenced by these Plans. The Alteration to the East Ayrshire Local Plan was subject to a full SEA, and the LHS 2004-2009 was produced prior to the statutory requirement to undertake SEA 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 19 November 2008.

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 are currently producing an Integrated Impact Assessment (IIA) tool which can be utilised to assess the possible impacts of proposals on a range of issues which may have previously been assessed separately. The Primary

output of IIA is a set of evidence-based recommendations that highlight and enhance the intended and unintended positive effects of the proposal and to remove or minimise any negative impacts. Once the IIA tool is complete, all policies, strategies, functions, plans and projects produced by the Council and its Community Planning Partners will be subject to IIA. In the meantime, features of the draft toolkit were used to equality impact assess the 2008 SHIP submission.

6. CONCLUSIONS

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 (SHIP) 2009– 14 meets the Council's statutory duty in respect of this Framework.

The SHIP document will be submitted to Scottish Government by the end of November 2008 and sets out how resources will be used over the next five years to deliver the Council's affordable housing investment priorities.

The investment programme detailed in the SHIP anticipates an Affordable Housing Investment Programme Allocation of £54.202m, and seeks to deliver 929 houses with a total programme spend of £96.972m.

The SHIP 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'.

The Council is set to begin work on its Housing Needs and Demand Assessment with a view to completing the next Local Housing Strategy in 2011. This will inform future SHIPs from that date onwards.

7. FINANCIAL / PERSONNEL IMPLICATIONS

- 7.1** The programme of Council house building will require the Council to consider a range of funding options including the current prudential borrowing framework which helps fund delivery of the annual housing improvement programme towards achieving the Scottish Housing Quality Standard by 2015, the use of capital receipts and balances, and Scottish Government funding. RSL led developments will require to be funded from a mix of public subsidy from Scottish Government and private borrowing.

8. POLICY / LEGAL IMPLICATIONS

- 8.1** Local Authorities are required to submit a SHIP to Scottish Government to cover the period 2009-14.

9. RECOMMENDATIONS

- 9.1** The Cabinet is asked to:

- (i) Approve the Affordable Housing Investment priorities detailed in the Strategic Housing Investment Programme 2009– 14 appended to this report;
- (ii) Agree submission of the Plan to Scottish Government;
- (iii) Authorise the Head of Housing Services to commission the Housing Needs and Demand Assessment in early 2009 to inform the preparation of the new Local Housing Strategy by 2011.
- (iv) Otherwise note the content of the report.

Chris McAleavey
Head of Housing

21 November 2008
CMCA/DB/SM

LIST OF BACKGROUND PAPERS

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

IMPLEMENTATION OFFICER:

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East Ayrshire Council

**Strategic Housing Investment
Plan
2009/10 to 2013/14**

**Draft
November 2008**

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(1) INTRODUCTION

In May 2007, Communities Scotland, the Scottish Government's former Housing and Regeneration Agency, announced the introduction of a new Strategic Housing Investment Framework (SHIF) for the allocation of Development Funding Resources which guide investment in affordable housing.

All Local Authorities are required to submit a Strategic Housing Investment Plan (SHIP), 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 will be 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 will require the SHIP to be updated annually.

Local Housing Strategies are expected to cover all tenures. However, the SHIP should identify where public subsidy is needed to address particular pressures within local housing markets. It should cover all types¹ of affordable housing where subsidy is required, and it should address proposals for both regeneration and new supply.

¹ Affordable housing will include properties for rent and for sale

(2) THE STRATEGIC CONTEXT

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

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.

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 to invest £25M to encourage new council house building. Details of the principles and processes that will be used in allocating the money were issued jointly by COSLA and the Scottish Government in November 2008, and Councils have been invited to consider submitting an application to access the first tranche of available funding before January 12th 2009.

Housing Need and Demand Assessment (HNDA)

New Guidance on undertaking HNDA 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 with the assessment of need and demand for housing in the private market provided separately through the Local Plan and Joint Structure Plan Teams.

Housing and development planning will become integrated and the HNDA will provide the evidence for which housing supply targets as defined in housing strategies and 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.

LHS Guidance

Revised LHS 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 LHS which will place it at centre of Local Authorities' corporate planning activities.

The new LHS will 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.

Further guidance on certain aspects of the LHS guidance, such as Homelessness and Fuel Poverty, are expected to be published in late 2008.

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 HNDA, developing a Main Issues report and subsequently producing a LHS which includes a housing supply target, and a Development plan which includes the housing land requirement for meeting this target. The Scottish Government has recently begun a series of dissemination activities for SPP3, and local planning and housing staff are strengthening capacity and knowledge through attendance at these events.

Private Sector Housing: Housing (Scotland) Act 2006

The Housing (Scotland) Act 2006 seeks to address housing condition issues within the private sector; however due to delays in the development of guidance to support implementation, the timescales are still being determined nationally. The target date of March/ April 2009 has been suggested for the delivery of a Section 72 statement with regard to the local Scheme of Assistance. Local arrangements for taking this forward are currently being determined by officers across the Council and will be submitted for elected members consideration in early 2009.

Alteration to the East Ayrshire Local Plan

Work is ongoing on the review and replacement of the current East Ayrshire Local Plan, which was adopted by the Council in April 2003. The Final Plan is due before cabinet in December 2008, with a public inquiry anticipated in Summer 2009. The Council have developed an affordable housing policy in response to identified need, and Supplementary Planning Guidance on Affordable Housing has been produced and will be adopted into the final plan. The SHIP programme incorporates sites identified in the Alteration to the East Ayrshire Local Plan.

Community Plan and Single Outcome Agreement

The East Ayrshire Community Plan's key themes are incorporated in the objectives of the LHS, and are, therefore reflected in the 2008 SHIP.

East Ayrshire Council and its Community Planning Partners agreed the Single Outcome Agreement (SOA) with Ministers in June 2008. The housing outcomes within the SOA are broadly defined and will be kept under review to reflect developments in national housing policies.

Current Economic Climate

The continued pressure on the global economy appears to be having a particularly severe impact on the construction sector and housing markets.

It is difficult to predict at this stage the full impact on private sector development in the area but already a number of private developers have been in contact with RSLs, and the Council directly, looking to include an element of affordable housing with grant subsidy within proposed developments. Where such opportunities emerge which could help meet identified priorities, relevant officer groups will consider whether these should

be included and any consequential impact on the planned programme and its required resources.

Reduction in HAG subsidies

Following the issue of the new HAG allowances guidance note Scottish Government Guidance Note 08 'National HAG Subsidy Target Benchmark', Registered Social Landlord (RSL) partners have expressed 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.

(3) THE LOCAL CONTEXT

East Ayrshire is home to around 120,250 people within a mixture of urban and rural settlements. Kilmarnock (pop. 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 (pop. 9,400).

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 LHS PRIORITIES

The affordable housing investment strategy within the SHIP is expected to reflect the locally agreed objectives and actions of the LHS.

Local Housing Strategy Priorities

The East Ayrshire Local Housing Strategy 2004-2009 was submitted to Communities Scotland in April 2004, in accordance with the statutory requirement set out in the Housing (Scotland) Act 2001. The LHS sets out four core aims developed by LHS 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:

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

Key priorities are:

- Ensuring that the LHS 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 & promotes the development of social capital.

Aim Two Improve resident satisfaction with home and the surrounding environment

Key priorities are:

- Ensuring 100% of social rented sector housing meets the SHQS 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

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

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

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

Housing Need

The Housing Needs Assessment (HNA) used to inform the LHS 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 – particularly 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 the social rented housing as an attractive and affordable option for new customers.

In this way much of the development programme activities to date have 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. In relation to affordable housing, the LHS recognised that further work was required to supplement the HNA, and included a commitment to undertake an affordable housing needs study.

Meanwhile, the Council has undertaken two studies considering the issue of affordable housing:

Affordable Housing Needs Study – Tribal Consultants

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

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 & South) and the Northern Areas there were rapidly rising house prices, pressure on the socially rented sector and households in unmet housing need.

Ayrshire Affordability and Migration Study – Newhaven Consultants

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

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.

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.

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.

The Finalised Alteration to the East Ayrshire Local Plan has responded to the findings of this research with the inclusion of an affordable housing policy which will increase delivery of affordable housing in the private sector.

Updating the LHS

The current East Ayrshire Local Housing Strategy expires in April 2009. Arrangements for submission of second round Local Housing Strategies were published by the Scottish Government, and supported by updated guidance, in June 2008. This guidance, which has been agreed between the Scottish Government and the Convention of Scottish Local Authorities (COSLA) and

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.

In order to facilitate integration of local housing strategies and development plans, submission of local housing strategies will now be linked to the submission dates of Local Development Plans (LDPs). It will be important for the local housing strategy and Main Issues Reports of LDPs to be prepared in tandem, with both informed by the outcomes of the housing need and demand assessment.

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.

In East Ayrshire the alteration to the Adopted Local Plan is yet to be finalised. It is anticipated that a public enquiry will be held in Summer/Autumn 2009 and once all outstanding objections are resolved, work can begin on the main issues report for the new Local Development Plan. Therefore, the proposed deadline for submission of the next East Ayrshire Local Housing Strategy is Autumn 2011.

(5) STRUCTURES FOR DEVELOPING & IMPLEMENTING THE STRATEGIC HOUSING INVESTMENT PLAN

Programme Development

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

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

RSLs

As key partners in the strategic housing investment framework, local developing RSLs are central to both the development and delivery of the SHIP. The contribution of RSL partners is secured on an ongoing basis through the work around development programming activities and attendance at the Social landlord's forum. Further, a series of dedicated meetings specifically aimed at completing SHIP templates took place during Summer/Autumn 2008.

Council Services

The SHIP development process has included close working with colleagues in Planning and has incorporated information provided by Social Work and Property Services.

Scottish Government

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

Other Local Authorities

The LHS Best Value Network continues to offer Local Authorities opportunities to discuss strategic housing matters and SHIP development approaches.

Developing Agents

The Housing Investment Programme in East Ayrshire is currently delivered via robust working relationships between the Council, locally operating RSLs, and the Scottish Government's Housing and Regeneration 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 set against the aims set out in the LHS.

Developing RSLs 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.

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, Property, Legal, Planning, Roads, Social Work, Scottish Government's Housing and Regeneration Division, RSLs and the Tenants' Information Service. Officer representatives also attend pre-application meetings with Development Promotion, in the Planning Service, the RSL and their consultants and contractor at the request of the RSL, in an attempt to promote the LHS 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 may also be invited to attend project meetings to assist in the design process at an earlier stage, where this is feasible, to draw on their expertise.

Procurement

National Guidance for procurement is awaited by Local Authorities and RSLs in the form of the National Procurement Strategy for Social Housing due for release later this year (2008). Until all partners in the development process have had the opportunity to develop revised procurement arrangements in accordance with this National Procurement Strategy, the current arrangements of balancing quality and price will continue to prevail.

RSLs and Local Authorities are being encouraged to consider volume procurement activity. In development work, it is anticipated that packaging development sites for contractors over a period of years would support greater efficiencies in terms of: the cost of development activity; the ability to secure local labour initiatives; and the quality of the product being delivered. However, longer term funding commitments are required to underpin any agreements across RSLs and contractors.

'Firm Foundations: The Future of Housing in Scotland' includes a commitment to radically alter the way public subsidy is allocated for the provision of new affordable housing in order to secure better value for money. Proposals include:

- Reforming HAG with a new approach that allocates subsidy to a fewer number of RSLs undertaking large scale, longer term programmes;

- Channelling all subsidy to one developer (an RSL or RSLs) in an area that would take the lead in meeting housing need, enabling it to secure procurement efficiencies through long term contracts;
- Encouraging private sector builders and large contractors to become developers at some point.

The impact of these proposed changes into local strategic planning agreements cannot be measured at this stage. As such, the existing arrangements will continue and will be instrumental in developing the activities outlined in this SHIP.

Sustainability

The East Ayrshire Local Plan Alteration 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.’

All of the aims, strategies, policies and proposals contained within the Local Plan have been made the subject of a full Sustainability Appraisal. All sites identified for inclusion in the SHIP are included in the revised Local Plan, and have therefore been considered against established sustainability and design standards.

Strategic Environmental Assessment (SEA)

As the SHIP is intended to articulate priorities set out in the LHS, and includes sites identified in the Alteration to the East Ayrshire Local Plan, it does not influence, but rather is influenced by these Plans. The Alteration to the East Ayrshire Local Plan was subject to a full SEA, and the LHS 2004-2009 was produced prior to the statutory requirement to undertake SEA 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 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 19 November 2008.

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 are currently producing an Integrated Impact Assessment (IIA) tool which can be utilised to assess the possible impacts of proposals on a range of issues which may have previously been assessed separately. The Primary output of IIA is a set of evidence-based recommendations that highlight and

enhance the intended and unintended positive effects of the proposal and to remove or minimise any negative impacts. Once the IIA tool is complete, all policies, strategies, functions, plans and projects produced by the Council and its Community Planning Partners will be subject to IIA. In the meantime, features of the draft toolkit were used to equality impact assess the 2008 SHIP submission.

(6) SELECTION OF SUB-AREAS FOR SHIP

Defining Sub-Housing Market Areas

Ayrshire has a complex geographic housing structure. The Ayrshire Structure Planning has designated seven Housing Market Areas, based on the origins and destinations analysis of private house purchasers. Four major Housing Market Areas – Ayr HMA, Kilmarnock HMA, Irvine HMA and the Three Towns HMA – 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.

East Ayrshire includes 5 distinct Housing Market Sub Areas. However, for 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

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

As part of the consultation process, in preparation for the SHIP, consultees within the East Ayrshire Social Landlord's 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 SHIP.

(7) SECURING AFFORDABLE HOUSING IN EAST AYRSHIRE

This section sets out the main ways in which new provision of affordable housing will be secured over the lifetime of the SHIP.

The East Ayrshire Local Plan

The adopted East Ayrshire Local Plan is currently under review, and the Finalised Alteration to the East Ayrshire Local Plan has been on public consultation since November 2007. The revised draft is due before cabinet in December 2008 and a public local enquiry is anticipated for Summer 2009. It is this revised Local Plan that includes the Development Strategy information that informs and influences this SHIP document.

The prime objective of the revised Local Plan, insofar as housing is concerned, 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.

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

- 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.

Affordable Housing Policy

The Ayrshire Joint Structure Plan states that in some areas the demands for affordable housing exceeds the supply further compounded by the availability and costs 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.

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 on this issue. 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.

In order to address identified shortfalls in affordable housing, Policy RES27 of the Alteration to East Ayrshire Local Plan states:

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, the Council will require a benchmark figure of 15%; 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 the particular sites concerned in these communities to be affordable in nature.

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.

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 LHS. 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 outwith those referenced above, in line with the provisions of this policy.

On-Site Provision

Whilst the Council is willing to accept a range of affordable housing provision, developers are encouraged to work in partnership with Registered Social Landlords (RSLs). PAN 74 'Affordable Housing' notes that progress is smoothest where a developer enters into early discussion with an RSL as a potential development partner. To this end, discussions with RSLs should be undertaken at the outset of the development process.

Where proposals are brought forward on a partnership model, the affordable housing must be considered as an integral part of the overall development and be visually integrated with the market housing. Discussions with the Council should be undertaken at the earliest opportunity to consider the location(s) of the housing within a development.

Commuted Payments

It is acknowledged that on smaller residential sites, the threshold for an RSL 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.

Commuted payments will be paid into an Affordable Housing Fund, managed by the Developer Contributions Officer and Head of Housing to facilitate the provision of new affordable housing within the identified pressure areas within East Ayrshire.


Impact of the Affordable Housing Policy

The Finalised Alteration to the East Ayrshire Local Plan identifies housing land allocations for each settlement. Within the Kilmarnock and Glasgow Link Corridor, those housing sub-areas where there is pressure for affordable homes, 3,377 units have been allocated for Kilmarnock and 703 for the Glasgow Link Corridor to 2017. However a significant number of these units already have planning consent and therefore will not contribute to the affordable housing requirement. In reality, it is estimated that 2,000 units in Kilmarnock and 500 in the Glasgow Link Corridor will be allocated whereby an affordable contribution could be considered.

Further, it is anticipated that the finalised Local Plan and the features of the proposed AHP will be subject to a Local Plan enquiry delaying its implementation until late 2009. The table below shows the completions likely to yield an AHP contribution during the lifetime of the SHIP.

Table 4: Projected housing completions by Year

	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	Post 17	Total
Kilmarnock	202	270	335	499	460	437	320	310	314	230	250	3627
Glasgow Link	57	76	64	90	48	75	75	70	88	60	130	833
Irvine Valley	20	87	82	66	46	42	15	5	0	0	0	363
Cumnock	26	199	313	284	278	233	195	140	116	85	200	2069
Doon	9	63	54	66	69	35	35	30	37	30	0	428
Total	314	695	848	1005	901	822	640	555	555	405	580	7320

 Completions likely to yield AHP contribution

Landbanked Sites for Development

In addition to sites identified in the Local Plan, Council and RSL partners have land-banked in their ownership sites suitable for development.

The Council is committed to disposing of sites in its ownership in a way which maximises opportunities to meet LHS objectives while also meeting best value objectives. In the past, the Council's practice has been to negotiate directly with RSLs' 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 Property Services with the RSLs' 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 SHQS across Council stock. 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 increasing pressure on the Council's Housing Revenue Account in the context of maximising SHQS investment.

Identification of windfall sites

Periodically sites become available that are not featured in either the Local Plan or as recorded in the ownership of EAC or RSLs. In the future it is anticipated that the use of commuted sums collected under the council's affordable housing policy will allow RSLs to compete with private developers in the acquisition of such sites.

Planned demolition projects - linked to new build re-provisioning

The Council has recognised 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 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, the decision has 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.

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 include:

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

Riccarton West: A minimum of 20 houses for frail older people together with amenity housing.

Chapel Lane: New build housing for social rent for general needs and community care groups and low cost home ownership in the form of the homestake initiative.

Low Cost Home Ownership Initiatives (Homestake)

Homestake is an initiative that facilitates access to the owner occupied sector for people who wish to own their own homes. The initiative has been introduced in East Ayrshire, with the first development completed in the Galston area of the Irvine Valley in 2007. Further provision is proposed within developments across East Ayrshire, and is detailed in the appended tables.

The following are agreed priorities for Homestake investment in East Ayrshire:

- Affordable housing for first time buyers
- Affordable housing for families
- Mixed tenure developments in high price/ adjacent areas
- Housing for households with particular housing needs
- Owner Occupiers in clearance and redevelopment areas

The opportunity to purchase via Homestake is to be offered, in the first instance, to eligible individuals on the waiting list for EAC housing in the locale of development, then to those on the waiting list for neighbouring areas, and finally to the rest of the authority area.

The Homestake programme will be monitored in terms of its successful uptake, to inform future provision. The number and location of LCHO units will continue to be agreed on a site by site basis, to reflect local demand and site constraints.

Homestake off the Shelf

The recent announcement of an additional £60m in funding to expand the Open Market Homestake scheme for first time buyers is welcomed by the Council. Once the Scottish Government release further Guidance on the allocation of this funding and details on how the programme will be taken forward, the Council and local partners will be better placed to respond, and develop local proposals.

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, to invest £25m to encourage new council house building. Details of the principles and

processes that will be used in allocating the money were issued jointly by COSLA and the Scottish Government in November 2008, and Council's have been invited to consider an application to access the first tranche of available funding before January 12th 2009.

The Council is keen to take advantage of this opportunity to Council housing for rent and this SHIP allows for a number of projects to be developed for older people in response to demand data and demographic patterns. However much work has to be done, with the assistance of the recently published guidance, to determine how to achieve best value in procuring and funding this new housing and to identify sites in the Council's ownership that are suitable for development. Issues around the current Right to Buy legislation and how this might impact on proposals remain to be clarified.

The allowances announced in the Guidance include a maximum subsidy of £25k per unit, and the Council will have to consider how it will fund the remaining build costs using either prudential borrowing, capital receipts or balances.

(8) INVESTMENT IN AFFORDABLE HOUSING

Profile of sites

35 sites for development have been included in the SHIP programme. 5 sites are deemed to be effective in that they are already included in the Finalised Draft of the revised Local Plan.

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 identified below:

Green – confidence the project will proceed as indicated in the SHIP

Amber – Confidence the project will start but there is some risk it may be 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

Cost of the Programme

Full detail of the funding required to deliver the investment strategy over the life of the SHIP is given in table 4a to 4e and is summarised below.

	Sub Area						
	A	B	C	D	E	F	G
HAG	15.510	2.494	2.380	11.016	13.211	5.236	3.605
Private Finance	9.820	1.813	1.700	6.475	8.940	3.162	2.250
Buyers Mortgage	1.920	0.000	0.000	0.000	0.000	0.000	0.900
Council contribution	0.750	0.000	0.000	0.750	0.750	0.810	0.750
Other funding sources	0.000	1.980	0.000	0.000	0.000	0.000	0.000
Total Investment 2009-14	28.000	6.287	4.080	18.241	22.901	9.208	7.505

The figures are broken down to account for the level of HAG funding assumed and the contribution that private finance is expected to make in delivering the strategy. In relation to affordable housing for sale units being delivered by RSLs through shared equity, no private finance element has been assumed. Instead, contributions to the costs by the way of buyers' mortgages have been included. Council contributions have been assumed in terms of council house building and other funding sources represent private developer contributions.

As of April 2008, the levels of government subsidy available to RSLs to construct new housing were set nationally to £73,000 per rented unit (3

person equivalent) and £55,000 for a shared equity home. These assumptions have been used by partner RSLs to build up project costs.

Stage 3 Adaptations

£150,000 per annum has been included to assist RSLs in meeting the costs of adapting properties for tenants with a disability. The valuable contribution that such works make to improve the quality of life of individuals is well understood and appreciated by the Council.

Funding to Support the Programme

Affordable Housing Investment Programme Funding

Resource planning assumptions for the period of this SHIP have yet to be received from the Scottish Government. As a consequence current annual resource allocations have been assumed for planning purposes, together with an allocation for slippage.

Therefore the total estimated government resources required to support the programme are £54,202.

Additional Government Funding

In August 2008, the Scottish Government announced an additional £100m of Affordable Housing Investment Funding over the period to 2010/11. How this funding is to be shared across Local Authorities has yet to be determined.

Prudential Borrowing

The Council is a low debt authority, and may therefore potentially utilise prudential borrowing, supplemented with the value of Council-owned land, as a funding source for the provision of new build Council owned housing.

Prioritisation of Programmes

With resources of £54.202 from the affordable housing investment programme, it is recognised that the projects outlined may require to be further prioritised.

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

- Green status projects and those projects well advanced, where planning consent is already in place.
- Projects to support community care and homelessness provision, identified as priority areas for the Council in the LHS, and supported by the Community planning themes.
- Town Centre regeneration initiative works and initiative area proposals, given their contribution to the Improving the Environment theme of the Community Plan.

(9) RISKS AND CONSTRAINTS

This section considers the range of risks and constraints that might affect development proposals, while specific issues identified for individual projects are included in the appended tables.

Provision of Water and Sewerage Infrastructure

The Council has been aware for some time that, due to under-investment over a significant period of time, the water and sewerage infrastructure throughout East Ayrshire will not be able to cope with the levels of construction necessary to retain population at current levels.

In relation to sewerage provision, the situation is particularly acute within the Irvine Valley sewer catchment area (ie Darvel, Newmilns, Galston, Hurlford, Crookedholm, Kilmarnock, Fenwick, Kilmaurs, Knockentiber, Crosshouse and Gatehead) as development upstream will have downstream impacts, the sewer draining to the treatment facilities at Meadowhead in North Ayrshire. There are, similarly, very significant water supply issues in the areas served by the Afton and Bradan Waterworks, although the situation at Amlaird Waterworks site is also of concern.

More specifically, at the level of each development proposal, the design solutions required on a site by site basis vary significantly and become more onerous with the passage of time, with little or no consistency of approach, regardless of whether or not the proposals seek to reduce previous uptake.

Scottish Water is currently finalising its new investment plan to 2010 and the Council will be pressing for significant investment to take place to overcome the deficiencies identified throughout East Ayrshire.

However, until the investment plans are made available developers will need to work together, and in partnership with Scottish Water and the Council, to pool resources in order to deliver the water and sewerage infrastructure required.

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.

The Council encourages site investigation works to be undertaken by developing RSLs 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.

However, in an attempt to mitigate against the need for this exercise, representatives of the Scottish Government and East Ayrshire Council's Housing and Property Services are to meet in the first instance to agree a list of eligible abnormal costs for reference for future site disposals. Developing RSLs will also be party to these discussions.

The Council will continue to work with Developers and RSLs to identify appropriate solutions and investigate the availability of potential resources for undertaking required works. It is anticipated that in the future, the use of developer contributions will be made available to assist developers in meeting these costs.

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

Rising Development Costs

Development costs continue to increase year on year as a result of the rising cost of land acquisition and ground remediation, and continuing construction price inflation in the local market generally, resulting from a glut of work and a correlating skills shortage.

The Council will continue to work with the Scottish Governments' Housing and Regeneration division and developer partners to maximise public investment.

Abnormal Costs

Refer to 'Quality of Brownfield sites'.

Securing Efficiency

Firm Foundations sets out the Government's commitment to improving efficiency in the use of housing subsidy via the use of large-scale competitions for subsidy. Council and RSL partners will work to monitor the impact of proposed changes, as these unfold, to ensure Developer partners are best placed to compete for available resources.

Insufficient Resources

Following the issue of the new Housing Association Grant (HAG) allowances, Registered Social Landlord (RSL) partners have expressed 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.

Whilst the allocation of HAG in coming years may not be sufficient to deliver development proposals outlined in this SHIP, the Council will continue to work with the Scottish Government through its regular joint strategic agreement meetings 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 the possibility of Council house building opportunities.

Location

Sites in RSL or Council ownership that have been identified as potential development projects, and 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 their location within the authority area has already been considered in terms of the LHS priority areas. Where ground condition issues are identified within any given site, it is acknowledged that excessive costs may preclude them from development. Development partners will therefore continue to identify potential sites which may be brought forward should any of the proposed sites prove unviable.

(10) EXPLANATORY NOTES FOR TABLES

Alteration to the East Ayrshire Local Plan Finalised Draft: December 2007

Sites have been included that feature in the Alteration to the East Ayrshire Local Plan finalised Draft: December 2007. Given the implementation period associated with the new plan, these sites have been identified within the final year of the SHIP period.

Adaptations

Costs have been included in support of the provision of Adaptations over the life of the SHIP for Registered Social Landlord stock, in accordance with current funding commitments.

Commercially Sensitive Sites

Two commercially sensitive sites have been included in the tables. Further details of these sites may be obtained directly by contacting East Ayrshire Council Housing Service.

Council House Building

The tables allow for a number of smaller projects to be developed for older people in response to demand data and demographic patterns. The sites are currently held in Council ownership. Whilst guidance is awaited from the Scottish Government in order to determine how to achieve best value in procuring this new housing, it is anticipated that any developer partner that may be engaged would transfer completed new housing to the Council to manage and maintain for older people.

Credit Crunch

Given the current financial climate, where the construction industry and the finance sector are reporting redundancies and losses respectively, this is a time of "uncertainty" for Local Authority housing investment planning.

It is impossible to accurately predict how the construction industry and the financial sector will continue to act and re-act over the coming months and years to recession, in practical, if not technical, terms.

The tables therefore set out East Ayrshire Council's and RSL 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.

HAG Allowances

Following the issue of the new HAG allowances guidance note SGGN 08 “National HAG Subsidy Target Benchmark”, Registered Social Landlord (RSL) partners have expressed 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.

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.

Homelessness

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

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

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 is fit for purpose and will provide the appropriate setting for identified housing support within this setting.
- A new facility to provide much-need appropriate housing for formerly accommodated children and young, single homeless people in response to identified demand.

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

As the SHIP is to be submitted in advance of East Ayrshire’s new LHS, which is due for submission in 2011, the SHIP cannot be compared with the LHS. Further, as the SHIP programme is to commence from 2009, any agreed update programme to date has been subject to annuality of funding, and did not therefore look forward. The SHIP submission should therefore be considered as a stand-alone document.

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, and these are currently being progressed by specific officer groups. Two of the developments are being procured using the innovative and flexible

Competitive Dialogue process and another forms part of the Four Towns Enquiry by Design process facilitated by the Prince's Foundation for the Built Environment.

Profiling

In accordance with the SHIP guidance, p.20:

'Local authorities are not required to profile planned programme expenditure within individual years. The total project costs should be input against each project, in the year in which a start on site is anticipated.'

As a consequence, the year by year sub totals contained in the tables report unit outturn and expenditure that does not reflect anticipated actual numbers and costs.

Sub Areas

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

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.

Volume Procurement/ Lead Developer

It is noted that guidance with regard to the development of Volume Procurement/ Lead Developer proposals is due to be issued shortly. In the absence of such direction, two RSL partners have entered into a Framework Agreement for three forthcoming developments.

Table 1 a) Sub Area Reference Codes

Sub Area Name	SHIP Reference
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
	M
	N
	O
	P
	Q
	R
	S

East Ayrshire Council

Table 1 b) Years 2009/14 - 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 Needs	Specialist Provision	TOTAL	Affordable Rent		Mid Rent		Private Rent	Intermediate Affordable				LCHO			
					RSL	LA	RSL	LA		NSSE		PS	OMSE	RSL	LA	PS	
										RSL	LA						
Local Authority Area	929	725	204	929	704	50	0	0	0	35	0	0	16	0	0	124	929
A	240	193	47	240	198	10	0	0	0	16	0	0	16	0	0	0	240
B	81	77	4	81	33	0	0	0	0	0	0	0	0	0	0	48	81
C	34	27	7	34	34	0	0	0	0	0	0	0	0	0	0	0	34
D	160	104	56	160	136	10	0	0	0	4	0	0	0	0	0	10	160
E	190	169	21	190	180	10	0	0	0	0	0	0	0	0	0	0	190
F	104	55	49	104	73	10	0	0	0	0	0	0	0	0	0	21	104
G	120	100	20	120	50	10	0	0	0	15	0	0	0	0	0	45	120
H	0			0													0
I	0			0													0
J	0			0													0
K	0			0													0
L	0			0													0
M	0			0													0
N	0			0													0
O	0			0													0
P	0			0													0
Q	0			0													0
R	0			0													0
S	0			0													0
Total Local Authority	929	725	204	929	704	50	0	0	0	35	0	0	16	0	0	124	929
Total Sub Areas	929	725	204	929	704	50	0	0	0	35	0	0	16	0	0	124	929

East Ayrshire Council

Table 1 c) AHIP Allocation

SHIP Programme	Anticipated AHIP Allocation £0.00m
09/10 - 13/14	54.202

East Ayrshire Council

Table 3 a) YEAR 2009/10

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			1.01 Patrick Finn Court	A	28	28							28		
1.02 Amlaird Road, Onthank	E	19	19							19			19	Securing PF at increased per unit figure, installation of new sewer, Road	Amber
1.03 Cameron Drive, New Farm Loch	D	12	12							12			12	Securing PF at increased per unit figure, Utilities' costs, statutory consulta	Amber
1.04 MacBeth Drive, New Farm Loch	D	8	8							8			8	Securing PF at increased per unit figure, Utilities' costs, statutory consulta	Amber
1.05 Longpark Phase 6, Kilmarnock	E	39			39					39		39	39	Completed units will be occupied, site traffic management.	Green
1.06 Kirkland Avenue, Altonhill	E	30	30							30	30		30	Contamination removal, site traffic management, proximity to school/ nurs	Green
1.07 RSL Adaptations	H	0								0			0		
1.08 Council House Building (Kilmarnock Central)	D	10		10						10		10	10	Site to be identified, Utilities' costs, bid for funding to be made in response	Red
1.09	0	0								0			0		
1.10	0	0								0			0		
1.11	0	0								0			0		
1.12	0	0								0			0		
1.13	0	0								0			0		
1.14	0	0								0			0		
1.15	0	0								0			0		
1.16	0	0								0			0		
1.17	0	0								0			0		
1.18	0	0								0			0		
1.19	0	0								0			0		
1.20	0	0								0			0		
1.21	0	0								0			0		
1.22	0	0								0			0		
1.23	0	0								0			0		
1.24	0	0								0			0		
1.25	0	0								0			0		
1.26	0	0								0			0		
1.27	0	0								0			0		
1.28	0	0								0			0		
1.29	0	0								0			0		
1.30	0	0								0			0		
1.31	0	0								0			0		
1.32	0	0								0			0		
1.33	0	0								0			0		
1.34	0	0								0			0		
1.35	0	0								0			0		
1.36	0	0								0			0		
1.37	0	0								0			0		
1.38	0	0								0			0		
1.39	0	0								0			0		
1.40	0	0								0			0		
TOTALS		146	97	10	39	0	0	0	0	146	30	116	69	77	

East Ayrshire Council

Table 3 b) YEAR 2010/11

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints Description	Development Status * Green * Amber * Red	
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO			
			2.01 Peden Court Replacement, Cumnock	A	20			20								20
2.02 Darvel Coop	C	14					14				14		14	Securing PF at increased per unit costs, Utilities' costs, statutory consulta	Red	
2.03 Nether Robertland, Stewarton	G	60	60								60		60	Subject to land contract release/ funding compromise agreement, securin	Amber	
2.04 Riccarton West	F	30	30								30		30	Securing PF at increased per unit figure, Local Planning requirements, su	Amber	
2.05 Shortlees Phase 1	F	30	30								30		30	No master plan or formal agreement in place and further discussions requ	Amber	
2.06 Commercially Sensitive Site 1	B	48			48						48		48	Site topography, adjacent residents in situ, statutory consultations, site dis	Green	
2.07 Council House Building (Northern)	G	10			10						10		10	Site identified, Utilities' costs, bid for funding to be made in response to le	Red	
2.08 RSL Adaptations	H	0									0		0			
2.09	0	0									0		0			
2.10	0	0									0		0			
2.11	0	0									0		0			
2.12	0	0									0		0			
2.13	0	0									0		0			
2.14	0	0									0		0			
2.15	0	0									0		0			
2.16	0	0									0		0			
2.17	0	0									0		0			
2.18	0	0									0		0			
2.19	0	0									0		0			
2.20	0	0									0		0			
2.21	0	0									0		0			
2.22	0	0									0		0			
2.23	0	0									0		0			
2.24	0	0									0		0			
2.25	0	0									0		0			
2.26	0	0									0		0			
2.27	0	0									0		0			
2.28	0	0									0		0			
2.29	0	0									0		0			
2.30	0	0									0		0			
2.31	0	0									0		0			
2.32	0	0									0		0			
2.33	0	0									0		0			
2.34	0	0									0		0			
2.35	0	0									0		0			
2.36	0	0									0		0			
2.37	0	0									0		0			
2.38	0	0									0		0			
2.39	0	0									0		0			
2.40	0	0									0		0			
TOTALS		212	120		78	0	14	0	0	212	0	212	0	212		

East Ayrshire Council

Table 3 c) YEAR 2011/12

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			3.01 Women's Aid Refuge, Cumnock	A	4		4						4		
3.02 Chapel Lane, Galston	C	20		20						20	20		20	Securing PF at increased per unit figure, site topography, site developmen	Amber
3.03 Council House Building (Cumnock - Auchinleck)	A	10		10						10	10		10	Site to be identified, Utilities' costs, statutory consultations, bid for funding	Red
3.04 New Street, Kilmarnock	F	4		4						4	4		4	Site size, client requirements, securing PF, statutory consultations, site to	Amber
3.05 Shortlees Phase 2	D	30	30							30	30		30	Local resident support, dependent on successful joint venture with Priv. o	Amber
3.06 West Langlands Street, Kilmarnock	D	50				50				50	50		50	Subject to negotiation with Priv. Developer, securing PF, site investigation	Red
3.07 Townholm	E	20		20						20	20		20	Securing PF at increased per unit figure, site topography, site dev. subject	Amber
3.08 Longpark Phase 7, Kilmarnock	E	42	42							42	42	42	42	Demolition pending, approval awaited, site investigation TBA, statutory co	Amber
3.09 RSL Adaptations	H	0								0	0		0		
3.10	0	0								0	0		0		
3.11	0	0								0	0		0		
3.12	0	0								0	0		0		
3.13	0	0								0	0		0		
3.14	0	0								0	0		0		
3.15	0	0								0	0		0		
3.16	0	0								0	0		0		
3.17	0	0								0	0		0		
3.18	0	0								0	0		0		
3.19	0	0								0	0		0		
3.20	0	0								0	0		0		
3.21	0	0								0	0		0		
3.22	0	0								0	0		0		
3.23	0	0								0	0		0		
3.24	0	0								0	0		0		
3.25	0	0								0	0		0		
3.26	0	0								0	0		0		
3.27	0	0								0	0		0		
3.28	0	0								0	0		0		
3.29	0	0								0	0		0		
3.30	0	0								0	0		0		
3.31	0	0								0	0		0		
3.32	0	0								0	0		0		
3.33	0	0								0	0		0		
3.34	0	0								0	0		0		
3.35	0	0								0	0		0		
3.36	0	0								0	0		0		
3.37	0	0								0	0		0		
3.38	0	0								0	0		0		
3.39	0	0								0	0		0		
3.40	0	0								0	0		0		
TOTALS		180	72	58	0	50	0	0	0	180	0	180	42	138	

East Ayrshire Council

Table 3 d) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints Description	Development Status * Green * Amber * Red
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO		
			4.01 Old Station Road, Catrine	A	14	14							14		
4.02 Netherthird House, Cumnock	A	20	20							20	20		20	Securing PF at increased per unit figure, RSL owns site, site development	Red
4.03 Council House Building (Kilmarnock North)	E	10		10						10	10		10	Site to be identified, Utilities' costs, bid for funding to be made in response	Red
4.04 Altonhill	E	50			50					50	50	50	50	Subject to negotiation with priv. developer, securing PF, site investigation	Red
4.05 Commercially Sensitive Site 2	A	48		48						48	48		48	Securing PF at increased per unit cost, site topography, Utilities' costs, sta	Amber
4.06 Sillyhole, Dalmellington	B	13				13				13	13		13	Securing PF at increased per unit figure, site development subject to full s	Amber
4.07 RSL Adaptations	H	0								0	0		0		
4.08	0	0								0	0		0		
4.09	0	0								0	0		0		
4.10	0	0								0	0		0		
4.11	0	0								0	0		0		
4.12	0	0								0	0		0		
4.13	0	0								0	0		0		
4.14	0	0								0	0		0		
4.15	0	0								0	0		0		
4.16	0	0								0	0		0		
4.17	0	0								0	0		0		
4.18	0	0								0	0		0		
4.19	0	0								0	0		0		
4.20	0	0								0	0		0		
4.21	0	0								0	0		0		
4.22	0	0								0	0		0		
4.23	0	0								0	0		0		
4.24	0	0								0	0		0		
4.25	0	0								0	0		0		
4.26	0	0								0	0		0		
4.27	0	0								0	0		0		
4.28	0	0								0	0		0		
4.29	0	0								0	0		0		
4.30	0	0								0	0		0		
4.31	0	0								0	0		0		
4.32	0	0								0	0		0		
4.33	0	0								0	0		0		
4.34	0	0								0	0		0		
4.35	0	0								0	0		0		
4.36	0	0								0	0		0		
4.37	0	0								0	0		0		
4.38	0	0								0	0		0		
4.39	0	0								0	0		0		
4.40	0	0								0	0		0		
TOTALS		155	34	58	50	13	0	0	155	0	155	50	105		

East Ayrshire Council

Table 3 e) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	Ownership of Land (input no of units)							S75 or negotiation (input no of units)		Effective Land Supply (input no of units)		Site Development Constraints Description	Development Status * Green * Amber * Red	
			RSL	LA	Private Developer	Private Owner	Public Body	Other	TOTAL units	agreed	Not begun	YES	NO			
			5.01 Barbieston Road, Auchinleck	A	36	36							36			36
5.02 Main Street, Auchinleck	A	10						10		10		10	10	Securing PF at increased per unit figure, site development subject to full s	Red	
5.03 Auchinleck Road, Knockroon	A	50								50		50	50	Securing PF at increased per unit figure, site development subject to full s	Amber	
5.04 Dalcaimey Road, Dalmellington	B	20	20							20		20	20	Cleared site in RSL's ownership, securing PF at increased per unit figure,	Amber	
5.05 Council House Building (Kilmarnock South)	F	10		10						10		10	10	Site to be identified, bid for funding to be made in response to letter 12/11	Red	
5.06 Fardalehill	D	60			60					60		60	60	Subject to negotiation with priv. developer, securing PF, site investigation	Red	
5.07 Skernieland Road, Fenwick	G	50		50						50		50	50	Subject to negotiation with priv. developer, securing PF, site investigation	Amber	
5.08 RSL Adaptations	H	0								0						
5.09	0	0								0						
5.10	0	0								0						
5.11	0	0								0						
5.12	0	0								0						
5.13	0	0								0						
5.14	0	0								0						
5.15	0	0								0						
5.16	0	0								0						
5.17	0	0								0						
5.18	0	0								0						
5.19	0	0								0						
5.20	0	0								0						
5.21	0	0								0						
5.22	0	0								0						
5.23	0	0								0						
5.24	0	0								0						
5.25	0	0								0						
5.26	0	0								0						
5.27	0	0								0						
5.28	0	0								0						
5.29	0	0								0						
5.30	0	0								0						
5.31	0	0								0						
5.32	0	0								0						
5.33	0	0								0						
5.34	0	0								0						
5.35	0	0								0						
5.36	0	0								0						
5.37	0	0								0						
5.38	0	0								0						
5.39	0	0								0						
5.40	0	0								0						
TOTALS		236	56	60	60	50	0	10	236	0	236	10	226			

East Ayrshire Council

Table 4 a) YEAR 2009/10

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	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
1.01 Patrick Finn Court	A	28	1.960			1.960	1.400			1.400					0.000			0.000	3.360	
1.02 Amlaird Road, Onthank	E	19	1.600			1.600	0.945			0.945					0.000			0.000	2.545	
1.03 Cameron Drive, New Farm Loch	D	12	0.986			0.986	0.383			0.383					0.000			0.000	1.369	
1.04 MacBeth Drive, New Farm Loch	D	8	0.680			0.680	0.332			0.332					0.000			0.000	1.012	
1.05 Longpark Phase 6, Kilmarnock	E	39	2.833			2.833	2.127			2.127					0.000			0.000	4.960	
1.06 Kirkland Avenue, Altonhill	E	30	2.163			2.163	1.311			1.311					0.000			0.000	3.474	
1.07 RSL Adaptations	H	0	0.150			0.150				0.000					0.000			0.000	0.150	
1.08 Council House Building (Kilmarnock Central)	D	10			0.250	0.250				0.000		0.375	0.375		0.750			0.000	1.000	
1.09	0	0				0.000				0.000					0.000			0.000	0.000	
1.10	0	0				0.000				0.000					0.000			0.000	0.000	
1.11	0	0				0.000				0.000					0.000			0.000	0.000	
1.12	0	0				0.000				0.000					0.000			0.000	0.000	
1.13	0	0				0.000				0.000					0.000			0.000	0.000	
1.14	0	0				0.000				0.000					0.000			0.000	0.000	
1.15	0	0				0.000				0.000					0.000			0.000	0.000	
1.16	0	0				0.000				0.000					0.000			0.000	0.000	
1.17	0	0				0.000				0.000					0.000			0.000	0.000	
1.18	0	0				0.000				0.000					0.000			0.000	0.000	
1.19	0	0				0.000				0.000					0.000			0.000	0.000	
1.20	0	0				0.000				0.000					0.000			0.000	0.000	
1.21	0	0				0.000				0.000					0.000			0.000	0.000	
1.22	0	0				0.000				0.000					0.000			0.000	0.000	
1.23	0	0				0.000				0.000					0.000			0.000	0.000	
1.24	0	0				0.000				0.000					0.000			0.000	0.000	
1.25	0	0				0.000				0.000					0.000			0.000	0.000	
1.26	0	0				0.000				0.000					0.000			0.000	0.000	
1.27	0	0				0.000				0.000					0.000			0.000	0.000	
1.28	0	0				0.000				0.000					0.000			0.000	0.000	
1.29	0	0				0.000				0.000					0.000			0.000	0.000	
1.30	0	0				0.000				0.000					0.000			0.000	0.000	
1.31	0	0				0.000				0.000					0.000			0.000	0.000	
1.32	0	0				0.000				0.000					0.000			0.000	0.000	
1.33	0	0				0.000				0.000					0.000			0.000	0.000	
1.34	0	0				0.000				0.000					0.000			0.000	0.000	
1.35	0	0				0.000				0.000					0.000			0.000	0.000	
1.36	0	0				0.000				0.000					0.000			0.000	0.000	
1.37	0	0				0.000				0.000					0.000			0.000	0.000	
1.38	0	0				0.000				0.000					0.000			0.000	0.000	
1.39	0	0				0.000				0.000					0.000			0.000	0.000	
1.40	0	0				0.000				0.000					0.000			0.000	0.000	
TOTALS		146	10.372	0.000	0.250	10.622	6.498	0.000	0.000	6.498	0.000	0.375	0.375	0.000	0.750	0.000	0.000	0.000	17.870	

East Ayrshire Council

Table 4 b) 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	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
2.01 Peden Court Replacement, Cumnock	A	20	1.400			1.400	1.000			1.000				0.000				0.000	2.400	
2.02 Darvel Coop	C	14	0.980			0.980	0.700			0.700				0.000				0.000	1.680	
2.03 Nether Robertland, Stewarton	G	60	2.970			2.970	2.250			2.250				0.000				0.000	5.220	
2.04 Riccarton West	F	30	2.390			2.390	1.250			1.250				0.000				0.000	3.640	
2.05 Shortlees Phase 1	F	30	1.263			1.263	1.066			1.066				0.000				0.000	2.329	
2.06 Commercially Sensitive Site 1	B	48				0.000				0.000				0.000			1.980	1.980	1.980	
2.07 Council House Building (Northern)	G	10			0.250	0.250				0.000		0.375	0.375	0.750				0.000	1.000	
2.08 RSL Adaptations	H	0	0.150			0.150				0.000				0.000				0.000	0.150	
2.09	0	0				0.000				0.000				0.000				0.000	0.000	
2.10	0	0				0.000				0.000				0.000				0.000	0.000	
2.11	0	0				0.000				0.000				0.000				0.000	0.000	
2.12	0	0				0.000				0.000				0.000				0.000	0.000	
2.13	0	0				0.000				0.000				0.000				0.000	0.000	
2.14	0	0				0.000				0.000				0.000				0.000	0.000	
2.15	0	0				0.000				0.000				0.000				0.000	0.000	
2.16	0	0				0.000				0.000				0.000				0.000	0.000	
2.17	0	0				0.000				0.000				0.000				0.000	0.000	
2.18	0	0				0.000				0.000				0.000				0.000	0.000	
2.19	0	0				0.000				0.000				0.000				0.000	0.000	
2.20	0	0				0.000				0.000				0.000				0.000	0.000	
2.21	0	0				0.000				0.000				0.000				0.000	0.000	
2.22	0	0				0.000				0.000				0.000				0.000	0.000	
2.23	0	0				0.000				0.000				0.000				0.000	0.000	
2.24	0	0				0.000				0.000				0.000				0.000	0.000	
2.25	0	0				0.000				0.000				0.000				0.000	0.000	
2.26	0	0				0.000				0.000				0.000				0.000	0.000	
2.27	0	0				0.000				0.000				0.000				0.000	0.000	
2.28	0	0				0.000				0.000				0.000				0.000	0.000	
2.29	0	0				0.000				0.000				0.000				0.000	0.000	
2.30	0	0				0.000				0.000				0.000				0.000	0.000	
2.31	0	0				0.000				0.000				0.000				0.000	0.000	
2.32	0	0				0.000				0.000				0.000				0.000	0.000	
2.33	0	0				0.000				0.000				0.000				0.000	0.000	
2.34	0	0				0.000				0.000				0.000				0.000	0.000	
2.35	0	0				0.000				0.000				0.000				0.000	0.000	
2.36	0	0				0.000				0.000				0.000				0.000	0.000	
2.37	0	0				0.000				0.000				0.000				0.000	0.000	
2.38	0	0				0.000				0.000				0.000				0.000	0.000	
2.39	0	0				0.000				0.000				0.000				0.000	0.000	
2.40	0	0				0.000				0.000				0.000				0.000	0.000	
TOTALS		212	9.153	0.000	0.250	9.403	6.266	0.000	0.000	6.266	0.000	0.375	0.375	0.000	0.750	0.000	0.000	1.980	1.980	18.399

East Ayrshire Council

Table 4 c) 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	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
3.01 Women's Aid Refuge, Cumnock	A	4	0.280			0.280	0.200			0.200					0.000			0.000	0.480	
3.02 Chapel Lane, Galston	C	20	1.400			1.400	1.000			1.000					0.000			0.000	2.400	
3.03 Council House Building (Cumnock - Auchinleck)	A	10			0.250	0.250				0.000					0.750			0.000	1.000	
3.04 New Street, Kilmarnock	F	4	0.300			0.300	0.180			0.180		0.375	0.375		0.060			0.000	0.540	
3.05 Shortlees Phase 2	F	30	1.033			1.033	0.666			0.666		0.060			0.000			0.000	1.699	
3.06 West Langlands Street, Kilmarnock	D	50	3.050			3.050	1.860			1.860					0.000			0.000	4.910	
3.07 Townholm	D	20	1.640			1.640	0.990			0.990					0.000			0.000	2.630	
3.08 Longpark Phase 7, Kilmarnock	E	42	2.695			2.695	2.117			2.117					0.000			0.000	4.812	
3.09 RSL Adaptations	H	0	0.150			0.150				0.000					0.000			0.000	0.150	
3.10	0	0				0.000				0.000					0.000			0.000	0.000	
3.11	0	0				0.000				0.000					0.000			0.000	0.000	
3.12	0	0				0.000				0.000					0.000			0.000	0.000	
3.13	0	0				0.000				0.000					0.000			0.000	0.000	
3.14	0	0				0.000				0.000					0.000			0.000	0.000	
3.15	0	0				0.000				0.000					0.000			0.000	0.000	
3.16	0	0				0.000				0.000					0.000			0.000	0.000	
3.17	0	0				0.000				0.000					0.000			0.000	0.000	
3.18	0	0				0.000				0.000					0.000			0.000	0.000	
3.19	0	0				0.000				0.000					0.000			0.000	0.000	
3.20	0	0				0.000				0.000					0.000			0.000	0.000	
3.21	0	0				0.000				0.000					0.000			0.000	0.000	
3.22	0	0				0.000				0.000					0.000			0.000	0.000	
3.23	0	0				0.000				0.000					0.000			0.000	0.000	
3.24	0	0				0.000				0.000					0.000			0.000	0.000	
3.25	0	0				0.000				0.000					0.000			0.000	0.000	
3.26	0	0				0.000				0.000					0.000			0.000	0.000	
3.27	0	0				0.000				0.000					0.000			0.000	0.000	
3.28	0	0				0.000				0.000					0.000			0.000	0.000	
3.29	0	0				0.000				0.000					0.000			0.000	0.000	
3.30	0	0				0.000				0.000					0.000			0.000	0.000	
3.31	0	0				0.000				0.000					0.000			0.000	0.000	
3.32	0	0				0.000				0.000					0.000			0.000	0.000	
3.33	0	0				0.000				0.000					0.000			0.000	0.000	
3.34	0	0				0.000				0.000					0.000			0.000	0.000	
3.35	0	0				0.000				0.000					0.000			0.000	0.000	
3.36	0	0				0.000				0.000					0.000			0.000	0.000	
3.37	0	0				0.000				0.000					0.000			0.000	0.000	
3.38	0	0				0.000				0.000					0.000			0.000	0.000	
3.39	0	0				0.000				0.000					0.000			0.000	0.000	
3.40	0	0				0.000				0.000					0.000			0.000	0.000	
TOTALS		180	10.548	0.000	0.250	10.798	7.013	0.000	0.000	7.013	0.000	0.435	0.375	0.000	0.810	0.000	0.000	0.000	18.621	

East Ayrshire Council

Table 4 d) YEAR 2012/13

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m				RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m
			CORE	COP	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
4.01 Old Station Road, Catrine	A	14	0.980			0.980	0.700			0.700					0.000			0.000	1.680	
4.02 Netherthird House, Cumnock	A	20	1.400			1.400	1.000			1.000					0.000			0.000	2.400	
4.03 Council House Building (Kilmarnock North)	E	10			0.250	0.250				0.000					0.750			0.000	1.000	
4.04 Altonhill	E	50	3.670			3.670	2.440			2.440			0.375	0.375	0.000			0.000	6.110	
4.05 Commercially Sensitive Site 2	A	48	2.520			2.520	0.720			0.720					0.000	1.920		0.000	5.160	
4.06 Sillyhole, Dalmellington	B	13	1.094			1.094	0.813			0.813					0.000			0.000	1.907	
4.07 RSL Adaptations	H	0	0.150			0.150				0.000					0.000			0.000	0.150	
4.08	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.09	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.10	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.11	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.12	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.13	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.14	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.15	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.16	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.17	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.18	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.19	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.20	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.21	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.22	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.23	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.24	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.25	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.26	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.27	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.28	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.29	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.30	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.31	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.32	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.33	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.34	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.35	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.36	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.37	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.38	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.39	0	0	0			0.000				0.000					0.000			0.000	0.000	
4.40	0	0	0			0.000				0.000					0.000			0.000	0.000	
TOTALS		155	9.814	0.000	0.250	10.064	5.673	0.000	0.000	5.673	0.000	0.375	0.375	0.000	0.750	1.920	0.000	0.000	0.000	18.407

East Ayrshire Council

Table 4 e) YEAR 2013/14

Project Address	Sub Area	Total Unit Nos	AHIP £0.000m				RSL £0.000m				Council Contribution £0.000m					Buyer's Mortgage £0.000m	Other Funds £0.000m			Total Project Cost £0.000m
			CORE	COP	Other	TOTAL	PF	Res	Other	Total	Council Tax	Cash / Land value	Prudential Borrowing	Other	Total		Public	Private	TOTAL	
5.01 Barbieston Road, Auchinleck	A	36	2.520			2.520	1.800			1.800					0.000				0.000	4.320
5.02 Main Street, Auchinleck	A	10	0.700			0.700	0.500			0.500					0.000				0.000	1.200
5.03 Auchinleck Road, Knockroon	A	50	3.500			3.500	2.500			2.500					0.000				0.000	6.000
5.04 Dalcairney Road, Dalmellington	B	20	1.400			1.400	1.000			1.000					0.000				0.000	2.400
5.05 Council House Building (Kilmarnock South)	F	10			0.250	0.250				0.000		0.375	0.375		0.750				0.000	1.000
5.06 Fardalehill	D	60	4.410			4.410	2.910			2.910					0.000				0.000	7.320
5.07 Skernieland Road, Fenwick	G	50	0.385			0.385				0.000					0.000	0.900			0.000	1.285
5.08 RSL Adaptations	H	0	0.150			0.150				0.000					0.000				0.000	0.150
5.09	0	0				0.000				0.000					0.000				0.000	0.000
5.10	0	0				0.000				0.000					0.000				0.000	0.000
5.11	0	0				0.000				0.000					0.000				0.000	0.000
5.12	0	0				0.000				0.000					0.000				0.000	0.000
5.13	0	0				0.000				0.000					0.000				0.000	0.000
5.14	0	0				0.000				0.000					0.000				0.000	0.000
5.15	0	0				0.000				0.000					0.000				0.000	0.000
5.16	0	0				0.000				0.000					0.000				0.000	0.000
5.17	0	0				0.000				0.000					0.000				0.000	0.000
5.18	0	0				0.000				0.000					0.000				0.000	0.000
5.19	0	0				0.000				0.000					0.000				0.000	0.000
5.20	0	0				0.000				0.000					0.000				0.000	0.000
5.21	0	0				0.000				0.000					0.000				0.000	0.000
5.22	0	0				0.000				0.000					0.000				0.000	0.000
5.23	0	0				0.000				0.000					0.000				0.000	0.000
5.24	0	0				0.000				0.000					0.000				0.000	0.000
5.25	0	0				0.000				0.000					0.000				0.000	0.000
5.26	0	0				0.000				0.000					0.000				0.000	0.000
5.27	0	0				0.000				0.000					0.000				0.000	0.000
5.28	0	0				0.000				0.000					0.000				0.000	0.000
5.29	0	0				0.000				0.000					0.000				0.000	0.000
5.30	0	0				0.000				0.000					0.000				0.000	0.000
5.31	0	0				0.000				0.000					0.000				0.000	0.000
5.32	0	0				0.000				0.000					0.000				0.000	0.000
5.33	0	0				0.000				0.000					0.000				0.000	0.000
5.34	0	0				0.000				0.000					0.000				0.000	0.000
5.35	0	0				0.000				0.000					0.000				0.000	0.000
5.36	0	0				0.000				0.000					0.000				0.000	0.000
5.37	0	0				0.000				0.000					0.000				0.000	0.000
5.38	0	0				0.000				0.000					0.000				0.000	0.000
5.39	0	0				0.000				0.000					0.000				0.000	0.000
5.40	0	0				0.000				0.000					0.000				0.000	0.000
TOTALS		236	13.065	0.000	0.250	13.315	8.710	0.000	0.000	8.710	0.000	0.375	0.375	0.000	0.750	0.900	0.000	0.000	0.000	23.675

East Ayrshire Council

Table 5.1 a) Total Programme - units, tenure and type

	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme %
			Units	%	
Total Supply Target	929	929	0	0%	100%
General Needs	725	725	0	0%	78%
Special Needs	204	204	0	0%	22%
Affordable Rent					
Affordable - RSL	704	704	0	0%	76%
Affordable - LA	50	50	0	0%	5%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	35	35	0	0%	4%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE	16	16	0	0%	2%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	124	124	0	0%	13%

Summary of Proposed Units to be Provided by Local Authority	
Affordable Rent	50
Mid Rent	0
NSSE	0
LCHO	0
TOTAL	50

Table 5.1 b) Sub Area Delivery - units, tenure and type

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
A	240	240	0	0%	100%
General Needs	193	193	0	0%	80%
Special Needs	47	47	0	0%	20%
Affordable Rent					
Affordable - RSL	198	198	0	0%	83%
Affordable - LA	10	10	0	0%	4%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	16	16	0	0%	0%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	7%
OMSE	16	16	0	0%	7%
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
B	81	81	0	0%	100%
General Needs	77	77	0	0%	95%
Special Needs	4	4	0	0%	5%
Affordable Rent					
Affordable - RSL	33	33	0	0%	41%
Affordable - LA	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					
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%
OMSE	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%	59%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
C	34	34	0	0%	100%
General Needs	27	27	0	0%	79%
Special Needs	7	7	0	0%	21%
Affordable Rent					
Affordable - RSL	34	34	0	0%	100%
Affordable - LA	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					
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%
OMSE					
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	%	%
D	160	160	0	0%	100%
General Needs	104	104	0	0%	65%
Special Needs	56	56	0	0%	35%
Affordable Rent					
Affordable - RSL	136	136	0	0%	85%
Affordable - LA	10	10	0	0%	6%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	4	4	0	0%	3%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	10	10	0	0%	6%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
E	190	190	0	0%	100%
General Needs	169	169	0	0%	89%
Special Needs	21	21	0	0%	11%
Affordable Rent					
Affordable - RSL	180	180	0	0%	95%
Affordable - LA	10	10	0	0%	5%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
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%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
F	104	104	0	0%	100%
General Needs	55	55	0	0%	53%
Special Needs	49	49	0	0%	47%
Affordable Rent					
Affordable - RSL	73	73	0	0%	70%
Affordable - LA	10	10	0	0%	10%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
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%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	21	21	0	0%	20%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
G	120	120	0	0%	100%
General Needs	100	100	0	0%	83%
Special Needs	20	20	0	0%	17%
Affordable Rent					
Affordable - RSL	50	50	0	0%	42%
Affordable - LA	10	10	0	0%	8%
Intermediate Affordable					
Mid Rent					
Mid Rent - RSL	0	0	0	n/a	0%
Mid Rent - LA	0	0	0	n/a	0%
Private Rent					
NSSE					
NSSE - RSL	15	15	0	0%	13%
NSSE - LA	0	0	0	n/a	0%
NSSE - PS	0	0	0	n/a	0%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	45	45	0	0%	38%
H	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
I	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%
J	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
LCHO					
LCHO - RSL	0	0	0	n/a	0%
LCHO - LA	0	0	0	n/a	0%
LCHO - PS	0	0	0	n/a	0%

Sub Area	Housing Need over Plan Period as per local housing strategy or agreed update	No of Units to be delivered through proposed SHIP programme	Variance		Units as percentage of SHIP programme
			Units	%	%
K	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
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	%	%
L	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
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	%	%
M	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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%
OMSE	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%
N	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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%
OMSE	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	%	%
O	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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%
OMSE	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%
P	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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%
OMSE	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	%	%
Q	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
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%
R	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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					
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%
OMSE					
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	%	%
S	0	0	0	n/a	100%
General Needs	0	0	0	n/a	0%
Special Needs	0	0	0	n/a	0%
Affordable Rent					
Affordable - RSL	0	0	0	n/a	0%
Affordable - LA	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%
OMSE	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

Table 5.2 a) Total Programme - potential advantages or constraints on development

TOTAL SHIP PROGRAMME	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	379	41%
Land Owned by Local Authority	264	28%
Land Owned by Private Developer (under negotiation)	149	16%
Land Owned by Private Owner (under negotiation)	127	14%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	10	1%
S75 / PLANNING NEGOTIATION		
Agreed	30	3%
Not Begun	899	97%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	171	18%
Sites outwith effective supply	758	82%
Development Status		
Green	117	13%
Amber	530	57%
Red	282	30%

Table 5.2 b) Sub Area Delivery - potential advantages or constraints on development

A	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	98	11%
Land Owned by Local Authority	82	9%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	50	5%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	10	1%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	240	26%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	10	1%
Sites outwith effective supply	230	25%
Development Status		
Green	0	0%
Amber	172	19%
Red	68	7%

B	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	20	2%
Land Owned by Local Authority	48	5%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	13	1%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	81	9%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	81	9%
Development Status		
Green	48	5%
Amber	33	4%
Red	0	0%

C	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	0	0%
Land Owned by Local Authority	20	2%
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	34	4%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	34	4%
Development Status		
Green	0	0%
Amber	20	2%
Red	14	2%

D	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	20	2%
Land Owned by Local Authority	30	3%
Land Owned by Private Developer (under negotiation)	60	6%
Land Owned by Private Owner (under negotiation)	50	5%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	160	17%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	160	17%
Development Status		
Green	0	0%
Amber	40	4%
Red	120	13%

E	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	91	10%
Land Owned by Local Authority	10	1%
Land Owned by Private Developer (under negotiation)	89	10%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed	30	3%
Not Begun	160	17%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	161	17%
Sites outwith effective supply	29	3%
Development Status		
Green	69	7%
Amber	61	7%
Red	60	6%

F	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	90	10%
Land Owned by Local Authority	14	2%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	104	11%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	104	11%
Development Status		
Green	0	0%
Amber	94	10%
Red	10	1%

G	Units	% of SHIP programme
LAND OWNERSHIP		
Land Owned by RSL's	60	6%
Land Owned by Local Authority	60	6%
Land Owned by Private Developer (under negotiation)	0	0%
Land Owned by Private Owner (under negotiation)	0	0%
Land Owned by Public Body (under negotiation)	0	0%
Land not under negotiation / discussion	0	0%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	120	13%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	120	13%
Development Status		
Green	0	0%
Amber	110	12%
Red	10	1%

H	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

I	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

J	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

K	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

L	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

M	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

N	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

O	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

P	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

Q	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

R	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

S	Units	% of SHIP programme
LAND OWNERSHIP		
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%
S75 / PLANNING NEGOTIATION		
Agreed	0	0%
Not Begun	0	0%
EFFECTIVE LAND SUPPLY		
Sites within effective supply	0	0%
Sites outwith effective supply	0	0%
Development Status		
Green	0	0%
Amber	0	0%
Red	0	0%

East Ayrshire Council

Table 5.3 a) Total Programme funding Proposals

Funding Source		Total Contribution £0.000m	Contribution per SHIP unit £0.000m	Funding Contribution as % of SHIP programme
AHIP	CORE	52.952	0.057	55%
	COP	0.000	0.000	0%
	Other	1.250	0.001	1%
	AHIP Total	54.202	0.058	56%
RSL	Private Finance	34.160	0.037	35%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	RSL Total	34.160	0.037	35%
Council Contribution	Council Tax	0.000	0.000	0%
	Cash / Land	1.935	0.002	2%
	Prudential Borrowing	1.875	0.002	2%
	Other	0.000	0.000	0%
	Council Contribution Total	3.810	0.004	4%
Buyer's Mortgage	2.820	0.003	3%	
Buyer's Mortgage	2.820	0.003	3%	
Other Funding Sources	Public funding	0.000	0.000	0%
	Private funding	1.980	0.002	2%
	Other Total	1.980	0.002	2%

	Total Units	Total Programme £0.000m	Total Cost per unit £0.000m
TOTAL SHIP PROGRAMME	929	96.972	0.104
<i>Includes RSL Adaptations</i>		<i>0.750</i>	

	£0.000m	
ANTICIPATED AHIP ALLOCATION 2009 - 2014	54.202	
SHIP AHIP REQUIREMENT 2009 - 2014	54.202	
VARIANCE	0.000	0%

Table 5.3 b) Sub Area funding Proposals

Funding Source		Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
A				
AHIP	CORE	15.260	0.064	55%
	COP	0.000	0.000	0%
	Other	0.250	0.001	1%
	AHIP Total	15.510	0.065	55%
RSL	Private Finance	9.820	0.041	35%
	Reserves	0.000	0.000	0%
	Other	0.000	0.000	0%
	RSL Total	9.820	0.041	35%
Council Contribution	Council Tax	0.000	0.000	0%
	Cash / Land	0.375	0.002	1%
	Prudential Borrowing	0.375	0.002	1%

Other	0.000	0.000	0%
Council Contribution Total	0.750	0.003	3%
Buyer's Mortgage	1.920	0.008	7%
Buyer's Mortgage	1.920	0.008	7%
Other Funding Sources			
Public funding	0.000	0.000	0%
Private funding	0.000	0.000	0%
Other Total	0.000	0.000	0%
Sub Area A Units	240	Sub Area A Programme £0.000m	Sub Area A per unit £0.000m
A	240	28.000	0.117

Funding Source B	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
AHIP			
CORE	2.494	0.031	40%
COP	0.000	0.000	0%
Other	0.000	0.000	0%
AHIP Total	2.494	0.031	40%
RSL			
Private Finance	1.813	0.022	29%
Reserves	0.000	0.000	0%
Other	0.000	0.000	0%
RSL Total	1.813	0.022	29%
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%
Council Contribution Total	0.000	0.000	0%
Buyer's Mortgage	0.000	0.000	0%
Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources			
Public funding	0.000	0.000	0%
Private funding	1.980	0.024	31%
Other Total	1.980	0.024	31%
Total Units	81	Total Programme £0.000m	Sub Area B per unit £0.000m
B	81	6.287	0.078

Funding Source C	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme
AHIP			
CORE	2.380	0.070	58%
COP	0.000	0.000	0%
Other	0.000	0.000	0%
AHIP Total	2.380	0.070	58%
RSL			
Private Finance	1.700	0.050	42%
Reserves	0.000	0.000	0%
Other	0.000	0.000	0%
RSL Total	1.700	0.050	42%
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%
Council Contribution Total	0.000	0.000	0%

Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
	Other Total	0.000	0.000	0%
		Total	Total	Sub Area C
		Units	Programme	per unit
			£0.000m	£0.000m
C		34	4.080	0.120

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
D		£0.000m	£0.000m	
AHIP				
CORE		10.766	0.067	59%
COP		0.000	0.000	0%
Other		0.250	0.002	1%
	AHIP Total	11.016	0.069	60%
RSL				
Private Finance		6.475	0.040	35%
Reserves		0.000	0.000	0%
Other		0.000	0.000	0%
	RSL Total	6.475	0.040	35%
Council Contribution				
Council Tax		0.000	0.000	0%
Cash / Land		0.375	0.002	2%
Prudential Borrowing		0.375	0.002	2%
Other		0.000	0.000	0%
	Council Contribution Total	0.750	0.005	4%
Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
	Other Total	0.000	0.000	0%
		Total	Total	Sub Area D
		Units	Programme	per unit
			£0.000m	£0.000m
D		160	18.241	0.114

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
E		£0.000m	£0.000m	
AHIP				
CORE		12.961	0.068	57%
COP		0.000	0.000	0%
Other		0.250	0.001	1%
	AHIP Total	13.211	0.070	58%
RSL				
Private Finance		8.940	0.047	39%
Reserves		0.000	0.000	0%
Other		0.000	0.000	0%
	RSL Total	8.940	0.047	39%
Council Contribution				
Council Tax		0.000	0.000	0%
Cash / Land		0.375	0.002	2%
Prudential Borrowing		0.375	0.002	2%
Other		0.000	0.000	0%
	Council Contribution Total	0.750	0.004	3%
Buyer's Mortgage		0.000	0.000	0%

	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
	Other Total	0.000	0.000	0%
Total Units		Total Programme	Sub Area E	
		£0.000m	per unit	
			£0.000m	
E		190	22.901	0.121

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
F		£0.000m	£0.000m	
AHIP				
CORE		4.986	0.048	54%
COP		0.000	0.000	0%
Other		0.250	0.002	3%
	AHIP Total	5.236	0.050	57%
RSL				
Private Finance		3.162	0.030	34%
Reserves		0.000	0.000	0%
Other		0.000	0.000	0%
	RSL Total	3.162	0.030	34%
Council Contribution				
Council Tax		0.000	0.000	0%
Cash / Land		0.435	0.004	5%
Prudential Borrowing		0.375	0.004	4%
Other		0.000	0.000	0%
	Council Contribution Total	0.810	0.008	9%
Buyer's Mortgage		0.000	0.000	0%
	Buyer's Mortgage	0.000	0.000	0%
Other Funding Sources				
Public funding		0.000	0.000	0%
Private funding		0.000	0.000	0%
	Other Total	0.000	0.000	0%
Total Units		Total Programme	Sub Area F	
		£0.000m	per unit	
			£0.000m	
F		104	9.208	0.089

Funding Source		Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
G		£0.000m	£0.000m	
AHIP				
CORE		3.355	0.028	45%
COP		0.000	0.000	0%
Other		0.250	0.002	3%
	AHIP Total	3.605	0.030	48%
RSL				
Private Finance		2.250	0.019	30%
Reserves		0.000	0.000	0%
Other		0.000	0.000	0%
	RSL Total	2.250	0.019	30%
Council Contribution				
Council Tax		0.000	0.000	0%
Cash / Land		0.375	0.003	5%
Prudential Borrowing		0.375	0.003	5%
Other		0.000	0.000	0%
	Council Contribution Total	0.750	0.006	10%
Buyer's Mortgage		0.900	0.008	12%
	Buyer's Mortgage	0.900	0.008	12%
Other Funding Sources				

Public funding	0.000	0.000	0%
Private funding	0.000	0.000	0%
Other Total	0.000	0.000	0%
Total Units	Total Programme	Sub Area G	
	£0.000m	per unit	
G	120	7.505	0.063
			£0.000m

Funding Source	Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
H	£0.000m	£0.000m	
AHIP			
CORE	0.750	n/a	100%
COP	0.000	n/a	0%
Other	0.000	n/a	0%
 AHIP Total	0.750	n/a	100%
RSL			
Private Finance	0.000	n/a	0%
Reserves	0.000	n/a	0%
Other	0.000	n/a	0%
 RSL Total	0.000	n/a	0%
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%
 Council Contribution Total	0.000	n/a	0%
Buyer's Mortgage	0.000	n/a	0%
 Buyer's Mortgage	0.000	n/a	0%
Other Funding Sources			
Public funding	0.000	n/a	0%
Private funding	0.000	n/a	0%
 Other Total	0.000	n/a	0%
Total Units	Total Programme	Sub Area H	
	£0.000m	per unit	
H	0	0.750	n/a
			£0.000m

Funding Source	Total Cost	Contribution per SHIP unit	Total Funding as % of SHIP programme
I	£0.000m	£0.000m	
AHIP			
CORE	0.000	n/a	n/a
COP	0.000	n/a	n/a
Other	0.000	n/a	n/a
 AHIP Total	0.000	n/a	n/a
RSL			
Private Finance	0.000	n/a	n/a
Reserves	0.000	n/a	n/a
Other	0.000	n/a	n/a
 RSL Total	0.000	n/a	n/a
Council Contribution			
Council Tax	0.000	n/a	n/a
Cash / Land	0.000	n/a	n/a
Prudential Borrowing	0.000	n/a	n/a
Other	0.000	n/a	n/a
 Council Contribution Total	0.000	n/a	n/a
Buyer's Mortgage	0.000	n/a	n/a
 Buyer's Mortgage	0.000	n/a	n/a
Other Funding Sources			
Public funding	0.000	n/a	n/a
Private funding	0.000	n/a	n/a

Other Total	0.000	n/a	n/a	
Total Units	Total Programme £0.000m			Sub Area I per unit £0.000m
I	0	0.000	n/a	

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

Funding Source K	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP				
CORE	0.000	n/a	n/a	
COP	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
AHIP Total	0.000	n/a	n/a	
RSL				
Private Finance	0.000	n/a	n/a	
Reserves	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
RSL Total	0.000	n/a	n/a	
Council Contribution				
Council Tax	0.000	n/a	n/a	
Cash / Land	0.000	n/a	n/a	
Prudential Borrowing	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources				
Public funding	0.000	n/a	n/a	
Private funding	0.000	n/a	n/a	
Other Total	0.000	n/a	n/a	

	Total Units	Total Programme £0.000m	Sub Area K per unit £0.000m
K	0	0.000	n/a

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

Funding Source M	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP				
CORE	0.000	n/a	n/a	
COP	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
AHIP Total	0.000	n/a	n/a	
RSL				
Private Finance	0.000	n/a	n/a	
Reserves	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
RSL Total	0.000	n/a	n/a	
Council Contribution				
Council Tax	0.000	n/a	n/a	
Cash / Land	0.000	n/a	n/a	
Prudential Borrowing	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources				
Public funding	0.000	n/a	n/a	
Private funding	0.000	n/a	n/a	
Other Total	0.000	n/a	n/a	
	Total Units	Total Programme		Sub Area M per unit

	£0.000m	£0.000m
M	0 0.000	n/a

Funding Source N	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP				
CORE	0.000	n/a	n/a	
COP	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
AHIP Total	0.000	n/a	n/a	
RSL				
Private Finance	0.000	n/a	n/a	
Reserves	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
RSL Total	0.000	n/a	n/a	
Council Contribution				
Council Tax	0.000	n/a	n/a	
Cash / Land	0.000	n/a	n/a	
Prudential Borrowing	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources				
Public funding	0.000	n/a	n/a	
Private funding	0.000	n/a	n/a	
Other Total	0.000	n/a	n/a	
Total Units	0	0.000	0.000m	Sub Area N per unit £0.000m
N	0	0.000		n/a

Funding Source O	Total Cost £0.000m	Contribution per SHIP unit £0.000m	Total Funding as % of SHIP programme	
AHIP				
CORE	0.000	n/a	n/a	
COP	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
AHIP Total	0.000	n/a	n/a	
RSL				
Private Finance	0.000	n/a	n/a	
Reserves	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
RSL Total	0.000	n/a	n/a	
Council Contribution				
Council Tax	0.000	n/a	n/a	
Cash / Land	0.000	n/a	n/a	
Prudential Borrowing	0.000	n/a	n/a	
Other	0.000	n/a	n/a	
Council Contribution Total	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Buyer's Mortgage	0.000	n/a	n/a	
Other Funding Sources				
Public funding	0.000	n/a	n/a	
Private funding	0.000	n/a	n/a	
Other Total	0.000	n/a	n/a	
Total Units	0	0.000	0.000m	Sub Area O per unit £0.000m
O	0	0.000		n/a

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

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

	Total	Contribution	Total	

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

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