



AGENDA ITEM

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**Strategic Housing Investment Plan
(SHIP) 2017/22**

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Falkirk Council

Title: Strategic Housing Investment Plan 2018-2023
Meeting: Executive
Date: 17 October 2017
Submitted by: Director of Corporate and Housing Services

1. Purpose of Report

- 1.1 The purpose of this report is to approve the Strategic Housing Investment Plan (SHIP) 2018-2023 for submission to the Scottish Government. The report also seeks agreement to progress actions to support the delivery of additional housing projects.

2. Recommendations

2.1 It is recommended that the Executive:

- 1) agree the SHIP 2018-2023 (Appendix 1) for submission to the Scottish Government;**
- 2) authorise officers to enter into negotiations to purchase land at part of the former Denny High School site and Seabegs Road, Bonnybridge for additional affordable housing, in line with independent valuations;**
- 3) note that a separate report is being prepared for Committee in relation to the former Torwood School site;**
- 4) note that officers will adapt the SHIP in line with available resources in order to maximise the supply of affordable housing locally and provide updates to Members of any changes.**

3. Background

- 3.1 The core purpose of the SHIP is to set out strategic investment priorities for affordable housing over a 5 year period, to achieve the outcomes set out in the Local Housing Strategy (LHS). The LHS 2017-2022 identified an all tenure Housing Supply Target of 491 units per annum (368 private and 123 affordable). This equates to 615 affordable new build units over the 5 year life of the LHS.

- 3.2 Affordable properties can be provided through a combination of new build projects or by making better use of existing stock, e.g.: through Buybacks. A total of 384 additional affordable properties were delivered from 1 April 2015 to 31 March 2017.
- 3.3 In October 2016, Executive agreed the Strategic Housing Investment Plan for 2016-2021. It was planned to deliver 766 units of affordable housing over the period 2016/17 to 2020/21. At that time, the plan was significantly above the available grant allocation. As such, it was noted that the SHIP would be reviewed and work would be undertaken to maximise the supply of affordable housing locally. The SHIP 2018-2023 updates the previously reported position.
- 3.4 Scottish Government issued new guidance in July 2017 which highlighted that the SHIP is required to be produced and submitted annually. Guidance advises the SHIP should set out investment priorities for new affordable housing; demonstrate how these will be delivered; identify all resources required to deliver these priorities and enable the involvement of key partners.
- 3.5 The SHIP provides the basis for the development of the Strategic Local Programme Agreement (SLPA) between Local Authorities and the Scottish Government. The SLPA sets out the programme of housing projects which will be funded over the next three years and is reviewed and updated annually to ensure delivery remains on track.
- 3.6 In line with Scottish Government guidance, potential projects for inclusion in the SHIP must be prioritised using a scoring methodology agreed by developing landlords, including Falkirk Council and Registered Social Landlords (RSLs). This methodology takes into account of the following:
- Strategic direction from the Falkirk Council LHS and assessment of housing need;
 - Project deliverability and funding required;
 - Size, tenure and house type;
 - Number of accessible units;
 - Sustainability relating to energy efficiency.
- 3.7 Scottish Government guidance highlights that the SHIP is a corporate activity requiring close working between housing, planning, social work and other departments. Revised guidance issued in July 2017 further highlighted local authorities are expected to collaborate with RSLs, communities, developers, the Scottish Government and other stakeholders in the SHIP development process. As part of the SHIP review, the Scottish Government will comment on how stakeholders have been involved in developing and delivering the plan.

4. Considerations

- 4.1 Table 1 below details resources available to deliver affordable housing, comprising Scottish Government grant, referred to as Resource Planning Assumptions (RPA), and contributions made by the Council. It is important to note that these are minimum grant assumptions and may be subject to change.

Table 1 SHIP Funding:

RPA	SG grant (£m)	2 ND Homes Council Tax (£m)	Developer Contributions (£m)	Total Funding (£m)
2018-19	£9.995	£0.333	£0.170	£10.498
2019-20	£11.307	£0.333	£0.165	£11.805
2020-21	£12.064	£0.334	£0.165	£12.563
Total	£33.366	£1.000	£0.500	£34.866

- 4.2 Details of the full list of projects, covering the full 5 years of the SHIP, are provided in Appendix 3 of the SHIP. In summary, a total of 1,310 additional affordable properties are planned to be delivered from the projects listed (790 properties Falkirk Council and 520 other RSLs). Approximately 16% (216 units) of the total additional affordable properties will be built to an accessible standard to provide for the changing needs of our households.
- 4.3 The Scottish Government guidance recommends that a minimum slippage factor of 25% is applied on an annual basis to the SHIP. Allowing for 25% slippage in projects, there are still sufficient projects set out in the SHIP to deliver the annual supply target of 123 units, as noted in para 3.1 above.
- 4.4 A total funding requirement of £65.3m is necessary to deliver all the projects detailed in the SHIP. There is therefore a funding shortfall of c£30m over the next 5 years, to deliver all the projects listed in the SHIP. Although the total available funding is not sufficient to meet the full list of potential SHIP projects, discussions are on-going with the Scottish Government regarding the potential to secure additional funding. Changes to the programme or funding will be provided to Members through the annual SLPA review process. Additionally, the SHIP covers a 5 year period, however the known funding only covers the first 3 years of the SHIP, as detailed in Table 1 above. As such, a re-profiling of projects maybe required to align projects with future year funding.
- 4.5 The SHIP includes proposed Council projects at part of the former Denny High School, former Torwood School and Seabegs Road.

Delivering the Council's new build programme at these locations will require the sites to be purchased by the Housing Revenue Account (HRA). A resultant capital receipt for the Council's General Services Capital Programme will be generated.

- 4.6 The programme also includes a proposed project at Broad Street, Denny. This involves a partnership approach between Falkirk Council and Link Group which has the potential to provide a range of social rented properties, demonstrating joint commitment to deliver affordable housing solutions. Link will be responsible for building the properties and on completion Falkirk Council will purchase 50% of the properties. The remaining 50% will be owned and managed by Link.
- 4.7 The SHIP also includes a proposed project by Castle Rock Edinvar at Etna Road, Falkirk to deliver 25 units in 2018/19, as part of the pension fund project. Executive previously agreed on 28 April 2015 proposals for the development of 62 units at Bellsdyke and 34 units in Overton. These projects were to be funded from a combination of Pension Fund investment in Social/ Affordable Housing, Scottish Government Affordable Housing Supply Grant and a one off contribution from the Scottish Government Financial Innovation Unit. Although the Bellsdyke site has been completed, development on the site at Overton for social rented housing could not be delivered, using the pension fund model. The Scottish Government have confirmed their commitment to the future delivery of the remaining pension fund project and as such the proposed Etna Road development will replace the Overton project.
- 4.8 The Scottish Government announced a five-year Housing Infrastructure Fund with up to £50m available nationally in 2016/17. Eligible works include physical infrastructure generally required to start a housing project, such as roads. Priority will be given to those projects delivering affordable housing within the next five years. Falkirk Council submitted a bid for three sites:
- North of Kilsyth Road, Banknock (planning reference M08);
 - Kilsyth Road, Banknock (H07); and
 - North of Glasgow Road, Dennyloanhead (H08).
- 4.9 All of the above projects relate to the M80/ A803 slip roads junction 7 upgrading. The total capacity of all three sites cannot be met unless the junction is upgraded. For the upgrade to go ahead it requires Infrastructure Funding for all three sites. We are still awaiting the outcome of our bid from Scottish Government.

- 4.10 In addition to the projects outlined in the SHIP, additional project proposals are regularly identified for example Town Centre Regeneratons areas. Officers will continue to assess and evaluate these projects and, where applicable, progress potential additional funding considerations with the Scottish Government. Any changes to the SHIP will be advised to Members through update reports.

5. Consultation

- 5.1 Consultation on the development of the SHIP has taken place with other Council Services including Development Services and also with the Scottish Government and Registered Social Landlords. Consideration of the SHIP will also take place with the Housing Contribution Statement Group which is taking forward housing's role in health and social integration. The SHIP was also considered by the Resident and Tenants' Forum.
- 5.2 A partnership approach also takes place through a Joint Officer Working Group which considers best use of Council assets, including the potential for affordable housing.

6. Implications

Financial

- 6.1 Negotiations are on-going with the Scottish Government on resources to deliver the affordable housing projects outlined above. The Scottish Government grant (c£31m for Falkirk Council projects) will cover approximately one third of the costs to the Council. The balance will require to be met from the Council's Housing Investment Programme (c£60m), over the next 5 years. This will be considered as part of the Council's annual budget setting process. The shortfall for RSL projects will be funded from their own financing arrangements.
- 6.2 The acquisition of sites at the former Denny High School, former Torwood School and Seabegs Road, Bonnybridge will generate a capital receipt for the Council's General Services Capital Programme. The site valuation will be determined independently by the District Valuer. This will be funded from the Housing Capital Investment Programme.

Resources

- 6.3 The SHIP will be managed from existing resources and therefore no additional resources will be required.

Legal

- 6.4 There are no legal implications.

Risk

- 6.5 Unforeseen development and funding constraints may restrict the number and size of proposed projects, reducing the number of affordable housing units delivered. This could impact adversely on meeting housing need.

Equalities

- 6.6 A full Equalities & Poverty Impact Assessment was carried out for the LHS 2017-2022 and no significant equality issues were identified.

Sustainability/Environmental Impact

- 6.7 A screening of environmental impacts has been carried out for the LHS 2017-22 and identified that there was no likelihood of significant environmental impacts.

7. Conclusions

- 7.1 This report provides information on the SHIP 2018-2023. The SHIP is influenced by the housing supply targets set in the LHS and Local Development Plan. The SHIP demonstrates the potential to deliver 1,310 affordable housing units. After taking account of the recommended 25% slippage, there are sufficient projects included within the SHIP to fully utilise and exceed the allocated grant funding over the next 3 years.
- 7.2 Although a shortfall of c£30m in funding has been identified over the next 5 years, there is sufficient funding to deliver the annual supply target of 123 units identified in the Council's LHS 2107-2022. Officers will continue to review and manage the SHIP to maximise the amount of available funding from the Scottish Government, in order to deliver the maximum number of locally available affordable properties.

- 7.3 The SHIP includes projects that will require the HRA to purchase Council sites at part of the former Denny High School and Seabegs Road. A separate report will be considered by Committee in relation to the former Torwood School site.

Director of Corporate and Housing Services

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APPENDICES

- 1. Strategic Housing Investment Plan 2018/19 to 2022/23 and Project Submission Form**

List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

- None**



Falkirk Council
Corporate & Housing Services



**Strategic Housing Investment Plan
2018/19 to 2022/23**



1.	Contents	1
1.	Introduction	3
2.	Overview of Achievements from 2015-2017	3
3.	Purpose and Scope of Strategic Housing Investment Plan	3
3.1	Links to the Local Housing Strategy 2017-2022	3
3.2	Housing Supply Target	4
3.3	Project Scoring Methodology	4
3.4	Energy Efficiency	5
3.5	Investment Priorities	5
3.6	SHIP Resourcing	5
3.7	Consultation and Collaboration	6
3.8	Housing Infrastructure Fund	7
4.	Delivery Mechanisms	7
4.1	Scottish Government Strategy	7
4.2	Council Tax and Second Homes	7
4.3	Developer Contributions	8
4.4	Delivery Constraints	8
5.	Falkirk Council's Commitment	8
5.1	Buy Back Scheme	8
5.2	Affordable Housing Policy	9
5.3	Pension Fund	10
5.4	Additional Contributions	10
6.	Planned Investments	10
7.	Procurement	11

8.	Equalities	11
9.	Strategic Environmental Assessment	12
10.	Strategic Housing Investment Plan Monitoring	12
11.	Summary	13

Appendix 1 – Project Scoring Methodology

**Appendix 2 –Committee Report Housing Investment
Programme 2017-2018-2019-2020**

**Appendix 3 – Strategic Housing Investment Plan
Projects 2018-2019 – 2022-2023**

**Appendix 4 – Strategic Housing Investment Plan
Summary Budget**

1. Introduction

The Strategic Housing Investment Plan (SHIP) is prepared in line with the guidance provided by the Scottish Government (SG) and influenced by Housing Supply Targets (HST) set out in the Local Housing Strategy (LHS) 2017-2022 and Local Development Plan (LDP).

This SHIP includes ambitious and innovative approaches with increased partnership working with Registered Social Landlords (RSLs) to deliver affordable housing. This SHIP demonstrates cross Council working through the Pension Fund proposals. It also uses new initiatives to deliver affordable housing with RSLs and developers by making use of the Affordable Housing Policy (AHP).

Although the total grant funding available is not sufficient to meet the full SHIP discussions are ongoing with the Scottish Government regarding the potential to secure additional funding.

The SHIP is mainly steered by LHS priority 1 to increase housing supply, however, other LHS priorities are highlighted through this document.

2. Overview of Achievements from 2015-2017

Table 1 demonstrates the importance of the SHIP and provides information on unit delivery from 1 April 2015 to 31 March 2017.

Table 1: Unit Delivery 1 April 2015 to 31 March 2017					
Developer	Project	Area	Grant Required	Units	Types
Link Group	Falkirk Road	Bonnybridge	£1,243,088	35	Common Access Flats
Loretto Housing Association	Glenburn Road	Falkirk	£1,624,792	26	Houses and Flats
Castle Rock Ednivar	Bellsdyke	Larbert	£3,083,930	62	Houses and Flats
Welso Housing Management	Carrick Place	Falkirk	£1,386,571	20	Houses and Flats
Falkirk Council	Main Street	Stenhousemuir	£980,658	18	Flats
Falkirk Council	Broad Street	Denny	£414,000	9	Flats
Falkirk Council	Glenfuir Nursery	Falkirk	£460,000	10	Flats
Falkirk Council	Merchiston Road	Falkirk	£1,242,000	27	Flats
Falkirk Council	Buy Backs	All	£4,500,000	177	Houses and Flats
Total			£14,935,039	384	

Source: Falkirk Council Strategy and Development Team

3. Purpose and Scope of the SHIP

3.1 Links to the Local Housing Strategy 2017-2022

The LHS sets out the strategic policy approach to delivering housing and related services to meet housing need. The LHS was approved by Executive on 15 August 2017.

The 6 priorities of the LHS are:

1. Increasing Housing Supply
2. Creating Sustainable Communities
3. Improving Access to Housing
4. Providing Housing and Support to Vulnerable Groups
5. Tackling Fuel Poverty, Energy Efficiency and Climate Change
6. Improving Housing Conditions

3.2 Housing Supply Target

The LHS sets the Housing Supply Target (HST). It takes the Housing Need and Demand Assessment (HNDA) estimate as a starting point and looks at a range of factors such as resources and land availability. The HST only considers new build units which will be delivered within the LHS period.

The all tenure HST was set at 491. This is broken down into 368 private units and 123 affordable units each year. This equates to 615 affordable new build units over the LHS period.

Table 2 sets out the general approach to investment and delivery of affordable housing locally. This takes account of the variety of housing options set out in the LHS and by Scottish Government.

Table 2: Annual Affordable Housing Options	
	Units
New build target (this is 91% of SG grant)	123
Buy back target (based on previous years' SHIP)	90
Open Market Shared Equity (OMSE) estimate (average based on Scottish Government figures for the last 3 years)	47
Help to Buy estimate (based on SG last year's figures)	20
Discounted sale without subsidy estimate (based on project currently being explored with a developer through the AHP)	15
Discounted sale with subsidy	0
Mid market rent options without subsidy	0
Mortgage to Rent (average of previous years)	2
Affordable empty homes (properties sold in the last year meeting OMSE figures and not purchased as buy backs)	4
Total	301

Source: Falkirk Council Strategy and Development Team

3.3 Project Scoring Methodology

The project submission and scoring methodology was developed and agreed by RSLs and Council development team. This demonstrates the commitment by all parties to partnership working. The methodology is attached (appendix 1). It takes account of:

- The outcomes contained in the LHS 2017-2022
- Areas of high demand as identified by the HNDA
- Deliverability
- Bedroom sizes
- Tenure and house type
- Number of accessible units
- Funding requirement
- Sustainability relating to energy efficiency

3.4 Energy Efficiency

The scoring methodology used in the development of the SHIP explores energy efficiency issues. This is based on the SG Resource Technical Handbook 2011 Domestic Sustainability which notes the specified level of sustainability for a dwelling. The three main standards are:

- Bronze or Bronze Active
- Silver or Silver Active
- Gold

This SHIP aims to deliver 33 projects to Silver or above standard. The ability to deliver Gold Standard is restricted due to the additional costs of building to a higher standard specification and associated funding constraints. However we continue to monitor deliver of such properties nationally to identify good practice which will inform future plans. The delivery of Silver standard links directly to LHS priority 5 and 6.

3.5 Investment Priorities

Projects for inclusion in the SHIP are prioritised using a methodology agreed by the Council and RSLs as described in point 3.3.

3.6 SHIP Resourcing

Table 4 shows the Resource Planning Assumption (RPA) provided by the SG for the period 2018-2019 and 2020-2021. It also provides details of the contributions from 2nd homes funding and developer contributions.

Table 4: SG Grant, 2nd Homes and Developer Contributions				
RPA	SG grant (£m)	2ND Homes (£m)	Developer Contributions (m)	Total
2018-19	£9.995	£0.333	£0.170	£10.498
2019-20	£11.307	£0.333	£0.165	£11.805
2020-21	£12.064	£0.334	£0.165	£12.563
Total	£33.366	£1.000	£0.5	£34.866

Source: Scottish Government & Falkirk Council

3.7 Consultation and Collaboration

The Affordable Housing Supply Programme (AHSP) is delivered via partnership working between the Council, RSLs and the SG Housing Supply Division. At a strategic level Housing Services meets on a 3 monthly basis with SG officials and RSL partners. These meetings demonstrate commitment from all partners to successful project completions to ensure potential issues are addressed timeously.

The Housing Planning Liaison Group also takes place quarterly and consists of Falkirk Council Housing and Planning Officers. It reviews progress with meeting the HNDA, LDP, SHIP projects and new build private developments subject to the affordable housing policy. It seeks to ensure that all affordable opportunities are explored for local residents.

The Planning Obligations Group considers how affordable housing contributions are used to increase affordable housing units.

A Corporate Group has been set up to explore best use of council assets to maximise the number of affordable housing being delivered.

The Strategic Housing Group is the Housing Market Partnership for overseeing the development and implementation of the HNDA and LHS. Members of this group include housing, planning, social work, representatives from the voluntary sector, SG, Homes For Scotland and local RSLs.

A wide ranging consultation was carried out as part of the LHS 2017-2022. This included focus groups, questionnaires, articles in the local press, attendance at local events and stakeholder meetings. This also incorporated presentations to Elected Members and Tenant and Resident Forums.

RSLs were offered an opportunity to meet to discuss their view on the SHIP process. However, this was declined as they felt fully informed of the process.

The SHIP was also been considered by the Tenant and Resident Forum in August 2017.

Consideration of the SHIP was also discussed at the Adapting for Change Steering Group. This group is responsible for streamlining the procedure for disabled adaptations. The provision of new wheelchair and older/ambulant properties are of interest to this group as an alternative option when disabled adaptations are not viable in existing accommodation.

The SHIP will be discussed at the next Housing Contribution Statement Group. This group progresses housing's role in health and social care integration. It includes representation from Falkirk Health and Social Care Partnership, RSLs and housing services.

3.8 Housing Infrastructure Fund (HIF)

SG's More Homes Scotland (MHS) approach includes HIF to support housing development through loans and grants with priority given to projects which will deliver affordable housing. The fund is a five year programme and will be available until at least 31 March 2021. Table 5 shows projects where the Council has applied to secure HIF loan and grant support funding for the years 2017-2018. To date no decisions on the funding has been provided.

Table 5: Projects Subject to HIF Loan and Grant Support Funding for 2017-2018			
Site Location	Owner	Loan support Required	Grant Support Required
Site to the north of Kilsyth Road, Banknock (LDP site reference M03) - Cannerton	I&H Brown Ltd	£639,071.00	£0.00
Site to the north of Glasgow Road, Dennyloanhead (LDP site reference H08)- Broomridge Farm	Mactaggart & Mickel/ Bellway	£518,513.00	£0.00
Site to the South of Kilsyth Road, Banknock (LDP site reference H07)	Falkirk Council/ JB Bennett	£114,961.50	£114,961.50
		£1,272,545.50	£114,961.50

4. **Delivery Mechanisms**

4.1 Scottish Government Strategy

In March 2016 Ministers announced MHS as an overarching approach to support the increase in the supply of homes across all tenures incorporating a variety of existing and new initiatives. These include:

- Direct investment of £422m in 2017-2018 plus a further £1.754bn to cover the 3 year period 2018-2019 to 2020-2021 to continue the delivery of at least 50,000 affordable homes during the life of the current Parliament
- Continuing to support existing initiatives including the Rural Housing Fund, HIF, Mid-Market Rent, Build to Rent, OMSE and Help to Buy
- Reviewing the planning system with a focus on improving planning processes to support the delivery of good quality housing

4.2 Council and Second Homes

Table 4 demonstrates a total of £1m in second homes council tax. This is currently used to support affordable housing and fund an Empty Homes Officer. Future options for this funding are currently being explored.

4.3 Developer Contributions

As demonstrated in table 4 commuted sum funding expected during the period of this SHIP is £0.500m. Options for this funding are currently being explored. The use of all developer contributions are monitored and agreed by the Planning Obligations Group.

4.4 Delivery Constraints

The Council is keen to focus on a realistic and pragmatic programme that can be delivered within the timeframes of the SHIP. This document is therefore intended as a working tool, which is designed to inform investment decisions, rather than proposing a set of aspirations. Measures have therefore been taken to mitigate development constraints which have been identified at an early stage in the process.

The methodology used to develop the SHIP also takes account of potential delivery constraints. This ensures the projects included within the SHIP have the greatest opportunity to be delivered.

5. **Falkirk Council's Commitment**

5.1 Buy Back Scheme

The Council introduced a buy back scheme in 2013 buying back 1 and 2 bedroom ex-council properties that were sold under Right to Buy to increase the amount of social rented housing in the area. Executive agreed on 20 October 2015 to widen this commitment to include the purchase of houses with 3 or more bedrooms.

On 22 February 2017 the Council approved a further 3 year commitment to this scheme by allocating £6m per annum in the Housing Investment Programme for the period 2017-2018 to 2019-2020 (appendix 2). The following table sets out properties purchased to date.

Table 6: Buy Back Statistics	
Years	Number of properties bought
2013-14	69
2014-15	77
2015-16	97
2016-17	80
Total	323

Source : Falkirk Council

The SG provides a grant of £25,000 per property to purchase former Council properties. In 2016-2017 the average cost of a buy back was £67,000. The remaining £42,000 was paid for by the Council. However, it is significant to note, that from 1 April 2016 the land and buildings transaction tax has resulted in an additional 3% surcharge being payable to SG on all properties valued at over £40,000.

5.2 Affordable Housing Policy (AHP)

The Council's policy for affordable housing ensures new housing developments of 20 or more units make a contribution towards affordable housing. This assists the Council to achieve diversity of house types and tenures to create integrated communities. The types of affordable housing covered are:

- Social rented housing
- Mid-market or intermediate rented accommodation
- Shared equity
- Subsidised low cost sale
- Entry level housing for sale (unsubsidised)

Table 7 shows the percentage requirement for affordable housing in the Council area.

Table 7: Percentage Affordable Housing Requirement		
% Requirements	25%	15%
Housing settlement areas	Larbert /Stenhousemuir/Rural North Polmont/Rural South	Bo'ness Denny /Bonnybridge Falkirk, Grangemouth

Source: Falkirk Council Revised Supplementary Planning Guidance Note

Although the Council has a preference for the provision of affordable housing in the form of socially rented housing by the Council or RSLs, it will consider any of the options from the above list as contributing to meeting affordable housing need. The final decision on provision may be dependent on local market circumstances.

Early discussions will take place between the Council and private developers to determine the specific requirements, likely funding availability and appropriate delivery mechanism.

The sequential approach below will be applied to the delivery of affordable housing:

- On-site provision
- Off-site provision
- Commuted sum payment

Table 8 shows sites which are subject to the AHP which may be considered during the period of this SHIP.

Table 8: Sites Subject to AHP programmed to come forward in 2018-2023		
Sub-Area	Number of Sites	Potential Unit Numbers
Bo'ness	3	49
Bonnybridge/ Denny	8	307
Falkirk	7	186
Larbert/Stenhousemuir /Rural North	3	17
Polmont/Rural South	10	135
Total	31	694

Source: Falkirk Council Development Services

Although there is a preference to provide social rented housing on site, it should be noted this will be dependent upon the availability of grant. The current RPA does not allow for the delivery of an additional 694 units. This would require approximately £44.76m of additional grant funding to deliver all 694 units as social rented homes. Options for delivering the required homes through the affordable housing policy will therefore be explored on a site by site basis taking account of available grant, housing need, demand and local supply for each site.

5.3 Pension Fund

The Forth Valley Pension Committee working across Falkirk Council, Stirling Council and Clackmannanshire Council made a decision to appoint Hearthstone PLC to manage a £30 million investments in social/affordable housing. £15 million of this investment will be used for social housing with the remaining £15 million invested in affordable housing.

Hearthstone's strategic partner in these proposals is Castle Rock Edvinar (CRE). This agreement included proposals for the development of 62 units at Bellsdyke, Larbert and 34 units at Overton Crescent, Redding. The Bellsdyke site complete, however, CRE have advised that they are unable to deliver the site at Overton Crescent.

This SHIP includes a project from CRE to deliver 25 units at Etna Road, Falkirk.

5.4 Additional Contributions

As noted in point 5.1 on 22 February the Council approved a 3 year commitment to provide an additional £3.7m per annum to undertake a programme of initiatives designed to meet housing demand identified in the LHS. Options are being explored to identify suitable projects for delivery.

In addition, at this time the Council approved an additional £5.2m in 2018-2019 and 2019-2020 to support the Council new build projects (Appendix 2).

6. **Planned Investments**

Appendix 3 outlines the planned programme of affordable housing projects in all sub-areas within the Falkirk area. If all projects reach successful conclusion there is potential to deliver an additional 1310 units. From these units it is expected that an additional 216 units (16%) will be built to an accessible standard to provide for the changing needs within the household or different needs of a new household which links to LHS Priority 4. All projects will consist of a variety of types, tenure and bedroom sizes.

SG guidance recommend a minimum slippage factor of 25% is applied annually to projects in the SHIP. After taking account of this 25% slippage there are still sufficient projects included in the SHIP over the next 3 years to deliver the annual target of 123 units as described in point 3.2.

The full list of SHIP projects submitted by the Council's development partners is detailed in Append 4. It demonstrates the total grant required to deliver the units and RPA provided. This highlights a funding shortfall of £18.8m during the next 3 years of the SHIP, before allowing for the required 25% slippage. Discussions are ongoing with the Scottish Government to bridge the funding gap.

The programme also includes a new innovative project for Broad Street, Denny. This involves a partnership approach between the Council, Link Group and the developer. It has the potential to provide a range of social and privately owned properties on the one site. The development of this approach is being used by the Council to demonstrate the joint commitment from the Council and Link Group to deliver affordable housing solutions. The project will be delivered on a turn-key basis from Link Group to the Council and will be subject to a Service Level Agreement between these parties.

In addition, this SHIP includes a project delivering 15 units for discounted sale by Persimmon Homes. The development of this approach is being used for the first time locally under the current AHP. This demonstrates the joint commitment locally from the Council and private developers to deliver affordable housing in the area using innovative and ambitious solutions to increase the number of affordable units.

7. Procurement

In the context of public services reform the Council aims to develop collaborative approaches to procurement and shared services with RSLs and other providers. The Council achieves best value in terms of delivering their new build housing programme by implementing the most cost effective design solutions for each development site. This is achieved after completing a thorough design evaluation of the site to maximise the development potential. It incorporates in the detailed design the most effective and efficient construction methods including prefabrication, combined with material specifications, plus mechanical and electrical system meeting current technical standards.

The recently completed Council project at Main Street, Stenhousemuir, consists of 18 units on a small brownfield redevelopment site. This is an example of Council standard procurement route and innovation, in terms of design. The development included photovoltaic solar panels to provide power for each of the 18 flats and the communal areas. Modularised timber frame panels were used which included factory fitted windows and wall linings, which reduced the construction period and improved the quality of the completed building. The development was procured through the traditional procurement process. Six contractors were selected for tendering through the Scottish Government's Portal and was tendered using traditional drawings and bills of quantities, issued under the SBCC 2011 Local Authorities Edition with Quantities.

8. Equalities

The Equality Act 2010 provides a range of protection for nine protected characteristics which include age, religion and belief, race, disability, sex, sexual orientation, pregnancy and maternity, marriage and civil partnership, and gender reassignment.

The Council strives to ensure equality of opportunity and the LHS and SHIP plays a significant role in promoting the equalities agenda. A comprehensive Equality and Poverty Impact Assessment was undertaken for the LHS 2017-2022. This identified age, disability, sex and ethnicity as the main protected characteristics which have an impact on housing need and demand.

Priorities, actions and indicators detailed in the LHS, along with consultation on the needs of these specific groups, has been designed to ensure adequate housing is in place to meet the continuous demand for affordable housing in the area.

9. Strategic Environmental Assessment

A pre-screening Strategic Environmental Assessment for the LHS 2017-2022 was sent to SEA Gateway in September 2015. Confirmation being received in October 2015 that a full SEA would not be necessary for the LHS 2017-2022.

10. SHIP Monitoring

The implementation of the SG Housing and Regeneration Programmes system will go live in September 2017. Once in operation this system will be used by Councils to submit their SHIP and will enable project monitoring for all projects SHIP.

The SG expects the SHIP to be monitored against the LHS and Local Outcome Improvement Plans (LOIP).

The purpose of this is to identify how LHS policies are being translated into operational delivery of affordable housing.

The key LHS priorities linked to this SHIP are:

- Increasing housing supply
- Providing housing and support to vulnerable groups

Locally, the LOIP is known as the Single Outcome Local Delivery Plan (SOLD). Table 6 demonstrates the links between the LHS and SOLD. It also provides information on SOLD outcomes.

Table 9: Links between the LHS and SOLD		
LHS Priority	SOLD Priority	SOLD Outcome
Increasing housing supply	Maximising job creation and employability	Our area will be a fairer and more equal place to live
	Addressing the impact of poverty on children	We will grow our economy to secure successful businesses, investment and employment
Providing housing support to vulnerable groups	Improving mental health and wellbeing	People will live independent and positive lives within supportive communities

The LHS annual update will monitor the delivery of affordable housing and will be published on the Council's website.

11. Summary

The SHIP is influenced by the housing supply targets set in the LHS and LDP. It considers constraints in public expenditure and takes account of the SG policy set out in Homes Fit for the 21st Century and UK government Welfare Reforms. The SHIP demonstrates the potential to deliver 1,310 affordable housing units. After taking account of the recommended 25% slippage, there are sufficient projects included within the SHIP to fulfil the RPA allocated over the next 3 years. Although there is insufficient grant to meet the full commitment in the SHIP, there is sufficient funding to deliver the annual target of 123 units set out in the Council's 2017-2022 LHS. Discussions are ongoing with the Scottish Government regarding the potential to secure additional grant funding.

Appendix 1



Falkirk Council Strategic Housing Investment Plan (SHIP) - Project Submission Form

Please complete this form for projects you wish considered for inclusion in the SHIP. Please provide as much detail as possible as this will assist in the assessment process. However, submitting a form does not mean that the Council will make a commitment to including this project in the development of the SHIP. Please complete a separate form for each site.

Organisation Details						
Name						
Address						
Name of Contact Person						
Contact Person Telephone Number						
Contact Person Email						
Project Details						
Site Name (if known)						
Attach site location map						
Estimated site start date		Estimated site completion date				
Total number of units in project						
Estimated total units delivered		2017/18	2018/19	2019/20	2020/21	2021/22
Street name which site is accessed from					Site Size (ha)	
Local Development Plan reference number (if known)						
Please provide details of any discussion with Planning Officers and where possible name of Planning Officer and planning reference						
Has this site or any part of it been subject to a planning application within the last 10 years?						

Previous use of site (if known)							
If site vacant what was last known use?							
Have there been any previous buildings on or used on the site?							
If yes, provide details of use, age and type of development and what still exists on site?							
If possible, please provide information on date building was demolished							
Please provide details of any ground conditions you know of							
How many LHS outcomes will be met by the project (Please tick)							
1	2	3	4	5	6		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Housing sub-area (Please tick)							
Falkirk	Polmont/ Rural South	Larbert/ Stenhousemuir/ Rural North	Denny/ Bonnybridge	Grangemouth	Bo'ness		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Number of bedrooms (Please add the number of each property size)							
1	2	3	4	5+	Total		
Proposed tenure and mix (Please Enter Number of properties)							
Property Type		Social Rent	Mid Market Rent	Market Rent	Shared Equity	Other (provide details)	Total
General Needs	House						
	Cottage Flat						

	Communal Flat						
Older/ Ambulant Disabled	House						
	Cottage Flat						
	Communal Flat						
Wheelchair	House						
	Cottage Flat						
	Communal Flat						
Total							
Tenure (Please tick)		<input type="checkbox"/> All social rented <input type="checkbox"/> 25% social rented					
		<input type="checkbox"/> 50% social rented <input type="checkbox"/> Under 25% social rented					
Project deliverability (Please tick)							
<input type="checkbox"/> Full planning or approved subject to conditions <input type="checkbox"/> Advance pre-planning discussions underway							
<input type="checkbox"/> Application submitted <input type="checkbox"/> Zoned for housing							
<input type="checkbox"/> Permission in principal <input type="checkbox"/> Not zoned for housing							
Land ownership (Please tick)							
<input type="checkbox"/> Full ownership <input type="checkbox"/> In discussion with land owner							
<input type="checkbox"/> Part ownership <input type="checkbox"/> No discussion with land owner							
<input type="checkbox"/> No ownership							
Sustainability (Please tick)							
<input type="checkbox"/> Gold <input type="checkbox"/> Bronze Active							
<input type="checkbox"/> Silver Active <input type="checkbox"/> Bronze							
<input type="checkbox"/> Silver							

Funding Requirement (Please tick)

- | | |
|--|--|
| <input type="checkbox"/> No funding required | <input type="checkbox"/> Higher than benchmark |
| <input type="checkbox"/> Less than benchmark | <input type="checkbox"/> Not fundable |
| <input type="checkbox"/> Within benchmark | |

Project Costs

Total Project Cost						
Total Works Cost						
Total Private Finance						
Total Grant Required		Average Grant Per Unit				
Projected Grant Draw Down Per Year	2017/18	2018/19	2019/20	2020/21	2021/22	

Additional Information

Points will not be awarded and information will be used to assist with development of Local Housing Strategy and Strategic Housing Investment Plan

Partnership Working

Provide a short statement on how the project will deliver partnership working

Community benefits

Provide a short statement on how the project will deliver community benefits

Constraints
Can you please advise us of any known constraints that could put the project at risk

Can you please advise us of any known constraints that could put the project at risk

FALKIRK COUNCIL

PROFORMA FOR SCORING POTENTIAL PROJECTS FOR INCLUSION IN SHIP

Points awarded	100	80	60	40	20	10	0
Does project assist in the delivery of the LHS outcomes	Meets 6	Meets 5	Meets 4	Meets 3	Meets 2	Meets 1	Meets 0
Points awarded	100	80	60	40	20	10	
Does project address housing need	Falkirk	Polmont / Rural South	Larbert / Stenhousemuir / Rural North	Denny / Bonnybridge	Grangemouth	Bo'ness	
Points awarded	100 (if total provision is over 75% of 1 and 2 bedrooms)		50 (if total provision is over 50% of 1 and 2 bedrooms)		25 (when 1 & 2 bedrooms make up between 25% and 50%)	20 (when 1 and 2 bedrooms make up less than 25% of total units)	
Number of bedrooms	1 & 2		3		4	5	
Points awarded			50				
Amenity provision			5 to 10% provision of Amenity / Wheelchair / Exemplary provision. Note that points will only be awarded when there is a local demand for this type of housing				
Points awarded	100	80	60	40	20	10	
Deliverability of project	Full planning or approved subject to conditions	Application submitted	Permission in principal	Advance pre-planning discussions underway	Zoned for housing but no application submitted	Not zoned for housing	

Points awarded	100	50	20	10	
Ownership of land	Full ownership	Part ownership	In discussion with land owner	No discussion with land owner	
Points awarded	100	80	60	40	10
Funding requirement	No funding required	Less than benchmark	Within benchmark	Higher than benchmark	Not fundable
Points awarded	100	80	50	20	
Tenure	All social rented	50% social rented	25% social rented	Under 25% social rented	
Points awarded	100	75	50	25	0
Sustainability	Gold	Silver active	Silver	Bronze active	Bronze

Falkirk Council

Title: Housing Investment Programme 2017/18 to 2019/20
Meeting: Falkirk Council
Date: 22 February 2017
Submitted By: Director of Corporate & Housing Services

1. Purpose of Report

- 1.1 The purpose of this report is to approve the 3 year forward planning assumptions for the Housing Investment Programme for the years 2017/18 to 2019/20 (Appendix 1).

2. Recommendation

Council is asked to:

- 2.1 **Approve the expenditure proposals outlined in the 2017/18 to 2019/20 Housing Investment Programme in Appendix 1.**

3. Background

- 3.1 The Council is required to ensure its housing stock meets the Scottish Housing Quality Standard (SHQS). To ensure this standard is maintained, comprehensive stock condition information is held in order to provide an overall position statement regarding the housing stock condition.
- 3.2 The stock condition information provides the basis for the Council's Housing Asset Management Plan and future investment plans to ensure that the condition of our housing stock is maintained to specified standards.
- 3.3 In accordance with the interpretation of the SHQS criteria, as at 31 March 2016, 91% of properties met the SHQS. The remaining 9% is due to either abeyances or exemptions. Work is progressing to improve these remaining properties. The 3 year Housing Investment Programme, will fund the investment necessary to ensure all our stock not only meets the SHQS but also continues to be maintained to that standard in future years, in line with the Housing Asset Management Plan.
- 3.4 As well as the continued requirement to maintain our stock to the Scottish

Housing Quality Standard, the Scottish Government has introduced a new Energy Efficiency Standard for Social Housing (EESH). This new standard is aimed at reducing carbon emissions and eradicating fuel poverty. The EESH sets a minimum Energy Efficiency rating for landlords to achieve that varies dependent upon the dwelling type and the fuel type used to heat it. The target date to achieve the first milestones within the EESH is 31 December 2020. It is estimated that to date 79% of our stock is fully EESH compliant.

- 3.5 The impact of EESH has been considered as part of identifying priority work within the Housing Investment Programme. The works involved include replacement heating and upgrading controls, installation of insulation measures and the use of renewable energy technology where applicable.

4. Housing Improvement Work (£51.45m)

- 4.1 As outlined above, there is a continued requirement for priority improvement works to ensure our housing stock is maintained to specified standards. A total of £51.45m has been provided over the next 3 years for housing improvement work.
- 4.2 The key features of the Housing Improvement works for 2017/18, totalling £17.15m, are detailed below, with proposed expenditure figures for 2017/18 shown in brackets:

Elemental Improvements (£12.9m)

- 4.3 Proposed expenditure on fabric improvements e.g. re-roofing and roughcasting, has been set at £8.7m, with electrical works of £2m and £2.2m of kitchen and bathroom replacement also planned. It is anticipated that the £12.9m investment will allow the upgrade of c5,000 properties.

Energy Efficiency Works (£2.2m)

- 4.4 The heating replacement budget will enable an on-going programme of heating system upgrades and will improve the energy efficiency of these properties. It is estimated that c750 properties will benefit from having energy efficient heating/controls installed or replaced each year.

Estate Improvements (£1.5m)

- 4.5 The programme includes an additional provision of £1.0m to increase the rolling programme of estate improvement works to be undertaken to

£1.5m.

Priority Areas (£0.2m)

- 4.6 A provision of £0.2m has been included to enable the investigation and establishment of pilot renewable energy efficiency projects.

Health & Safety (£0.35m)

- 4.7 As in previous years £0.35m of funding has been provided to allow a range of health and safety type works to be undertaken e.g. asbestos removal.

5. Non-SHQS Investment (£52.5m)

- 5.1 A total of £52.5m has been provided in the 3 year programme for non SHQS investment.
- 5.2 The key features of the non SHQS Housing Investment Programme for 2017/18, totalling £14.9m are detailed below, with proposed expenditure figures for 2017/18 shown in brackets:

New Build Council Housing (£5.2m)

- 5.3 The Investment Programme provides resources for the continuation of the Council's new house building programme. Funding is included over the next 3 years to enable the delivery of the following projects, providing a further 158 new homes, additional to the 356 already completed, increasing the Council's new build programme to c514 new houses.

• Haugh Street, Falkirk	8 units
• Duke Street, Denny	19 units
• Abbots Road, Grangemouth	13 units
• Blinkbonny Road, Falkirk	40 units
• Woodend Farm, Hallglen (Phase 1)	33 units
• Woodend Farm, Hallglen (Phase 2)	35 units
• MyDub, Denny	10 units

- 5.4 The proposed Investment Programme included in Appendix 1 provides for the completion of 123 units by the end of 2019/20, with a total financial provision over the next three financial years of £23.4m.
- 5.5 The above projects form part of the Council's Strategic Local Programme (SLP), to enable Scottish Government funding contribution. A total of £9m in Scottish Government funding over the next 3 years has been assumed in respect of these new build projects. A further £6.75m has also been provided in relation to anticipated Scottish Government funding relating to property buy-backs.

Property Buy-Backs (£6m)

- 5.6 A total provision of £6m per annum over the next three financial years to fund the buy-back of ex-Council properties to help meet housing demand has been made. This will fund the acquisition of around 80-90 additional homes per annum, dependant on purchase price and works required. An additional 300 homes have been purchased through the buy-back programme to date.

Other Works – LHS Initiatives (£3.7m)

- 5.7 An additional £3m per annum has been provided to undertake a programme of initiatives designed to better meet housing demand identified in the Local Housing Strategy and improve communities e.g.: through remodelling of low- demand properties.

6. Consultation

- 6.1 The Housing Investment Programme is based on delivering the priorities and objectives set out in the Housing Asset Management Plan; Local Housing Strategy and Strategic Housing Investment Plan. Consultation on these documents has taken place with tenants; residents; Scottish Government; partner organisations e.g.: Registered Social Landlords and with other Council Services.

7. Implications

Financial

- 7.1 Within the context of the Prudential Regime it has been estimated that approximately £24.4m of revenue resources, £15.75m of Scottish Government Affordable Housing Grant and total borrowing of £63.78m, will be needed to fund the 3 year investment programme. Relevant Prudential indicators for the period are appended in Appendix 2.
- 7.2 In total, the above assumptions provide an estimated £32m for new investment in 2017/18. From a strategic planning perspective it is proposed that the Council make resources available of £38m in 2018/19 and £34m in 2019/20, to improve the condition of our stock and enable the continuation of projects to meet the increasing demand for affordable houses. The resource breakdown is detailed in Appendix 1.
- 7.3 The revenue costs associated with the borrowing required to fund the investment programme requires to be met from the Council's Housing Revenue Account (HRA) through rental income. The financing costs have been accommodated within the recommended HRA budget.

- 7.4 Although the investment programme has been based on the next 3 years, consideration has also been given to future investment requirements outwith this timeframe. This includes the commencement of a programme of door and window replacement, estimated to cost c£5mpa. Therefore, given the long- term impacts and affordability of the capital investment programme, the financial impacts on the HRA budget have been modelled over the next 50 years to ensure the future financial viability of the HRA budget.

Resources

- 7.5 The Housing Investment Programme will be managed by the Council's Property and Asset Division. In relation to design, procurement and contract management, this will be undertaken by the Council's Development Services in accordance with the Council's Contract Standing Orders. A combination of competitive tendering and single tendering arrangements are expected to be used, the latter involving the Council's Building Maintenance Division, when Best Value can be clearly evidenced.

Legal

- 7.6 There are no legal implications anticipated.

Risk

- 7.7 Unforeseen development constraints may restrict or delay the delivery of the proposed projects. This could impact adversely on meeting the SHQS and housing need.

Equalities

- 7.8 There are no equalities implications anticipated.

Sustainability/Environmental Impact

- 7.9 The delivery of the Housing Investment Programme will improve the energy efficiency of the Council's houses, reducing carbon emissions and fuel poverty.

8. Conclusions

- 8.1 The key priorities in respect of the Housing Investment Programme are outlined in this report along with a proposed expenditure profile covering the next 3 financial years 2017/18 - 2019/20. The 3 year programme assumes

a total investment of £104m, an average of c£35m per annum.

8.2 The proposed investment programme continues a programme of improvements to our housing stock, in order to meet SHQS and EESSH, in line with the Housing Asset Management Plan.

8.3 Over the life of the programme c£51.5m will be spent on improving and maintaining our existing council housing stock and c£52.5m in delivering a range of initiatives to deliver new and additional affordable homes and to expand the scope of housing options to help meet tenants housing needs.

Director of Corporate & Housing Services

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Date: 9 February 2017

Appendices

1. Housing Investment Programme 2017/18 to 2019/20
2. HRA Prudential Code Indicators

List of Background Papers:

The following papers were relied on in the preparation of this report in terms of the Local Government (Scotland) Act 1973:

None

Strategic Housing Investment Plan Projects 2018–2023

Year	Project	Developer	Total Units	Grant	Score
2018/19	Buy Backs	Falkirk Council	90	£2,250,000	690
2018/19	Duke Street	Falkirk Council	19	£1,175,150	630
2018/19	Abbots Road	Falkirk Council	14	£826,000	620
2018/19	Vellore Road, Maddiston	Persimmon	15	£0	
2018/19	Etna Road	Castle Rock Edinvar	25	£1,650,000	605
2018/19	Stirling Street	Kingdom Housing Association	22	£1,617,000	560
2018/19	Buy Backs	Paragon Housing Association	5	£125,000	670
2018/19	Williamson Street	Link Group Ltd	54	£3,420,000	580
2018/19	Corbiehall	Welso Housing Management	7	£504,000	520
2018/19	Main Street	Welso Housing Management	31	£2,232,000	480
Total			282	£13,799,150	
2019/20	Buy Backs	Falkirk Council	90	£2,250,000	690
2019/20	Woodend Farm (Phase 1)	Falkirk Council	41	£2,419,000	650
2019/20	Blinkbonny Road	Falkirk Council	43	£2,537,000	650
2019/20	Former Denny High School	Falkirk Council	31	£1,829,000	510
2019/20	Broad Street	Falkirk Council	50	£2,950,000	440
2019/20	Canalside Drive, Redding	Link Group Ltd	32	£2,239,824	480
2019/20	Broad Street	Link Group Ltd	50	£3,600,000	440
2019/20	Whyeside Hotel, Lewis Road	Link Group Ltd	31	£2,232,000	610
2019/20	Buy Backs	Paragon Housing Association	12	£300,000	670
2019/20	King Street/Thornhill Road	Welso Housing Management	23	£1,584,792	620
2019/20	Vellore Road, Maddiston	Weslo Housing Management	34	£2,717,960	490
2019/20	Linlithgow Road	Weslo Housing Management	14	£975,744	375
Total			451	£25,635,320	
2020/21	Buy Backs	Falkirk Council	90	£2,250,000	690
2020/21	Woodend Farm (Phase 2)	Falkirk Council	43	£2,537,000	650
2020/21	Former Torwood School	Falkirk Council	18	£1,062,000	510
2020/21	Seabegs Road	Falkirk Council	30	£1,770,000	490
2020/21	Broomhead Farm Phase 1	Kingdom Housing Association	12	£912,000	580
2020/21	Buy Backs	Paragon Housing Association	12	£300,000	670
2020/21	Drum Road	Weslo Housing Management	26	£2,031,120	385
2020/21	Firs Park	Link Group Ltd	38	£2,736,000	565
2020/21	North of Kilsyth Road (MO3)	TBC	30	£2,160,000	
2020/21	North of Glasgow Road (HO8)	TBC	30	£2,160,000	
Total			329	£17,918,120	
2021/22	Buy Backs	Falkirk Council	90	£2,250,000	690
2021/22	Woodend Farm (Phase 3)	Falkirk Council	28	£1,652,000	650
2021/22	Banknock South	Falkirk Council	23	£1,375,000	650
2021/22	Buy Backs	Paragon Housing Association	12	£300,000	670
Total			153	£5,577,000	
2022/23	Buy Backs	Falkirk Council	90	£2,250,000	690
2022/23	Buy Backs	Paragon Housing Association	5	£125,000	670
Total			95	£2,375,000	
SHIP Total			1310	£65,304,590	

3 Year Known Resource Planning Assumptions (2018/19 - 2020/21)
Summary Budget

Project	Developer	Score	Status - New or Existing project as per last SHIP	Estimated site start Date	Estimated site completion date	Total Units	Total Completed Units 2018/19	Total Completed Units 2019/20	Total Completed Units 2020/21	Total Completed Units 2021/22	Total Completed Units 2022/23	Total Grant	Total Projected Grant Draw Down 2016/17	Total Projected Grant Draw Down 2017/18	Total Projected Grant Draw Down 2018/19	Total Projected Grant Draw Down 2019/20	Total Projected Grant Draw Down 2020/21	Total Projected Grant Draw Down 2021/22	Total Projected Grant Draw Down 2022/23
Buy Backs	Falkirk Council	690	Existing	Apr-17	Mar-22	450	90	90	90	90	90	£11,250,000			£2,250,000	£2,250,000	£2,250,000	£2,250,000	£2,250,000
Buy Backs	Paragon Housing Association	670	New	Apr-17	Mar-22	46	5	12	12	12	5	£1,150,000			£125,000	£300,000	£300,000	£300,000	£125,000
Duke Street, Denny	Falkirk Council	630	Existing	Aug-17	Oct-18	19	19					£1,175,150	£97,984	£1,077,166					
Abbots Road, Grangemouth	Falkirk Council	620	Existing	Mar-18	Feb-19	14	14					£826,000	£140,000		£105,000	£581,000			
Vellore Road, Maddiston	Persimmon	N/A	New	2018/19	2019/20	15	15					£0							
Etna Road, Falkirk	Castle Rock Edinvar	580	New	2018/19	2018/19	25		25				£1,650,000			£1,650,000				
Stirling Street, Dunipace	Kingdom Housing Association	560	Existing	No date	Jan-19	22	22					£1,617,000		£900,000	£717,000				
Woodend Farm Phase 1	Falkirk Council	650	Existing	Sep-18	Mar-20	41		41				£2,419,000			£2,419,000				
Corbiehall, Bo'ness	Weslo Housing Management	520	Existing	Apr-18	Mar-19	7	7					£504,000		£504,000					
Main Street, Bo'ness	Weslo Housing Management	480	Existing	Apr-18	Mar-19	31	31					£2,232,000		£1,000,000	£1,232,000				
Blinkbonny Road, Falkirk	Falkirk Council	650	Existing	Jun-18	Jan-20	43		43				£2,537,000	£1,000,000		£1,537,000				
King Street/Thornhill Road, Falkirk	Weslo Housing Management	620	New	Jan-19	Feb-20	23		23				£1,584,792			£350,000	£1,234,792			
Former Whyteside Hotel, Polmont	Link Group Ltd	610	New	2018/19	2019/20	31		31				£2,232,000		£415,000	£1,817,000				
Williamson Street, Falkirk	Link Group Ltd	580	New	2018/19	2019/20	54		54				£3,420,000		£650,000	£1,350,000	£1,420,000			
Former Denny High School	Falkirk Council	510	Existing	Jun-19	Oct-20	31		31				£1,829,000			£135,000	£1,694,000			
Broad Street, Denny	Falkirk Council	490	New	Nov-18	Mar-20	50			50			£2,950,000					£2,950,000		
Canalside Drive, Redding	Link Group Ltd	480	New	Jun-18	Jun-19	32		32				£2,239,824			£500,000	£1,739,824			
Vellore Road, Maddiston	Weslo Housing Management	470	New	19/20	20/21	34		34				£2,717,960			£225,856	£2,000,000	£492,104		
Linlithgow Road, Bo'ness	Weslo Housing Management	450	New	2018/19	2019/20	14		14				£975,744			£487,872	£487,872			
Broad Street, Denny	Link Group	490	New	Nov-18	Mar-20	50		50				£3,600,000				£3,600,000			
Former Torwood School, Torwood	Falkirk Council	510	New	Dec-18	Feb-20	18		18				£1,062,000			£1,062,000				
Seabegs Road, Bonnybridge	Falkirk Council	490	New	Jan-19	Aug-20	30		30				£1,770,000			£1,147,000	£623,000			
Broomhead Farm, Dennyloanhead	Kingdom Housing Association	580	Existing	No date	2021	12			12			£912,000				£400,000	£512,000		
Drum Road, Bo'ness	Weslo Housing Management	385	New	May-19	Jun-20	26			26			£2,031,120			£346,000	£1,485,120	£200,000		
Woodend Farm Phase 2	Falkirk Council	650	Existing	Nov-19	Aug-21	43			43			£2,537,000				£1,235,000	£1,302,000		
Fir Park, Falkirk	Link Group Ltd	565	Existing	Apr-19	Jul-20	38			38			£2,736,000				£506,000	£2,230,000		
North of Kilsyth Road, Banknock	TBC	N/A	Existing	TBD*	TBD*	30			30			£2,160,000					£2,160,000		
North of Glasgow Road Dennyloanhead	TBC	N/A	Existing	TBD*	TBD*	30			30			£2,160,000					£2,160,000		
Banknock South	Falkirk Council	650	New	Aug-20	Jul-21	23			23			£1,375,000					£1,375,000		
Woodend Farm Phase 3	Falkirk Council	650	Existing	Dec-20	Apr-22	28				28		£1,652,000					£823,000	£829,000	
Total						1310	203	528	354	130	95	£65,304,590	£1,237,984	£4,546,166	£17,455,728	£19,556,608	£16,754,104	£3,379,000	£2,375,000
*to be determined													RPA		£9,995,000	£11,307,000	£12,064,000		
Projects reliant on the Infrastructure Fund													Council Contribution		£503,000	£498,000	£499,000		
															£10,498,000	£11,805,000	£12,563,000		
Indicates 3 Year Known RPA															2018/19	2019/20	2020/21	Totals	
													Total Grant Requirement		£17,455,728	£19,556,608	£16,754,104	£53,766,440	
													Total Available Funding		£10,498,000	£11,805,000	£12,563,000	£34,866,000	
													Funding Variance		-£6,957,728	-£7,751,608	-£4,191,104	-£18,900,440	

Count of Project		Column Labels					
Row Labels	All grant drawn down	Complete	Ongoing to new SHIP	Ongoing to new SHIP as Infrastructure Fund at 30 units but no proforma submitted by Kingdom	Withdrawn	80 purchased	Grand Total
Abbots Road, Grangemouth			1				1
Blinkbonny Road, Falkirk			1				1
Broomridge Farm Phase 1, Dennyloanhead			1				1
Broomridge Farm Phase 2, Dennyloanhead				1			1
Buy Backs			3			1	4
Carrick Place, Tamfourhill, Falkirk		1					1
Corbiehall, Boness					1		1
Duke Street, Denny			1				1
Elm Drive, Falkirk					1		1
Firs Park, Falkirk			1				1
Haugh Street, Falkirk	1						1
Main Street, Bo'ness					1		1
Main Street, Stenhousemuir		1					1
My Dub, Denny					2		2
Silk House, Falkirk					1		1
Station Road, Whitecross					1		1
Stirling Street, Dunipace			1				1
Woodend Farm Phase 1, Falkirk			1				1
Woodend Farm Phase 2, Falkirk			1				1
Woodend Farm Phase 3, Falkirk			1				1
Grand Total	1	2	12	1	7	1	24

Year	Project	Developer	Units	Funding requested	Status
2016/17	Main Street, Stenhousemuir	Falkirk Council	18	£980,658	Complete
2016/17	Buy Backs	Falkirk Council	90	£2,250,000	80 purchased
2016/17	My Dub, Denny	Falkirk Council	16	£912,000	Withdrawn
2016/17	Carrick Place, Tamfourhill, Falkirk	Weslo Housing Management	20	£1,386,571	Complete
2016/17	Stirling Street, Dunipace	Kingdom Housing Association	22	£1,540,000	Ongoing to new SHIP
2016/17	My Dub, Denny	Link Group	30	£1,983,000	Withdrawn
2016/17	Silk House, Falkirk	Weslo Housing Management	17	£255,000	Withdrawn
2017/18	Haugh Street, Falkirk	Falkirk Council	8	£456,000	All grant drawn down
2017/18	Buy Backs	Falkirk Council	90	£2,250,000	Ongoing to new SHIP
2017/18	Abbots Road, Grangemouth	Falkirk Council	13	£741,000	Ongoing to new SHIP
2017/18	Duke Street, Denny	Falkirk Council	19	£1,137,000	Ongoing to new SHIP
2017/18	Firs Park, Falkirk	Link Group	38	£2,660,000	Ongoing to new SHIP
2017/18	Elm Drive, Falkirk	Link Group	9	£630,000	Withdrawn
2017/18	Corbiehall, Boness	Weslo Housing Management	7	£490,000	Withdrawn
2017/18	Main Street, Bo'ness	Weslo Housing Management	31	£2,170,000	Withdrawn
2018/19	Buy Backs	Falkirk Council	90	£2,250,000	Ongoing to new SHIP
2018/19	Blinkbonny Road, Falkirk	Falkirk Council	40	£2,280,000	Ongoing to new SHIP
2018/19	Woodend Farm Phase 1, Falkirk	Falkirk Council	33	£1,881,000	Ongoing to new SHIP
2018/19	Broomridge Farm Phase 1, Dennyloanhead	Kingdom Housing Association	12	£840,000	Ongoing to new SHIP
2018/19	Station Road, Whitecross	Weslo Housing Management	14	£980,000	Withdrawn
2019/20	Buy Backs	Falkirk Council	90	£2,250,000	Ongoing to new SHIP
2019/20	Woodend Farm Phase 2, Falkirk	Falkirk Council	35	£1,995,000	Ongoing to new SHIP
2019/20	Broomridge Farm Phase 2, Dennyloanhead	Kingdom Housing Association	24	£1,680,000	Ongoing to new SHIP as Infrastructure Fund at 30 units but no proforma submitted by Kingdom
2021/22	Woodend Farm Phase 3, Falkirk	Falkirk Council	20	£1,140,000	Ongoing to new SHIP

Project Name	Rank	Status
Council Buy Backs 2018/19	690	Included in SHIP
CouncilBuy Backs 2019/20	690	Included in SHIP
Council Buy Backs 2020/21	690	Included in SHIP
Council Buy Backs 2021/22	690	No RPA for 2021/22
Paragon Buy Backs 2018/19	670	Included in SHIP
Paragon Buy Backs 2019/20	670	Included in SHIP
Paragon Buy Backs 2021/22	670	Included in SHIP
Woodend Farm (Phase 1)	650	Included in SHIP
Blinkbonny Road	650	Included in SHIP
Woodend Farm (Phase 2)	650	Included in SHIP
Woodend Farm (Phase 3)	650	Included in SHIP
Banknock South	650	Included in SHIP
Duke Street	630	All grant drawn down
Abbots Road	620	Included in SHIP
King Street/Thornhill Road	620	Included in SHIP
Whyteside Hotel	610	Included in SHIP
Broomhead Farm Phase 1	580	Included in SHIP
Etna Road (Pension Fund project)	580	Included in SHIP
Williamson Street	580	Included in SHIP
Firs Street	565	Included in SHIP
Stirling Street	560	Included in SHIP
Torwood School	510	Included in SHIP
Former Denny High School	510	Included in SHIP
Seabegs Road	490	Included in SHIP
Broad Street Link	490	Included in SHIP- changed draw down of grant to 2019/20 due to complex land ownership
Broad Street Council	490	Included in SHIP - changed draw down to 2020/21 as complex land ownership and "buy off the shelf" Council can't draw down grant to units handed over
Kilsyth Road	n/a	Included in SHIP as Infrastructure Project reduce to 30 units
North of Glasgow Road	n/a	Included in SHIP as Infrastructure Project reduce to 30 units
Canalside Drive, Redding	480	Included in SHIP
Vellore Road, Maddiston	470	Included in SHIP
Linlithgow Road	450	Included in SHIP
Drum Road	385	Included in SHIP (think Weslo marked bronze active in error & project should score 410)