

EX70. Strategic Housing Investment Plan 2022/23 to 2026/27

The Executive considered a report by the Director of Corporate and Housing Services which presented the Strategic Housing Investment Plan (SHIP) 2022/23 to 2026/27 and sought approval for submission to the Scottish Government. This included alternative approaches to affordable housing supply and an update on the Buy Back Scheme.

Scottish Government required the SHIP to be submitted by 29 October 2021 and projects to be prioritised using a scoring methodology. This methodology took into account:-

- 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.

The Buy Back scheme purchased former Council flats of one and two bedrooms and houses of all sizes. The Housing Need and Demand Assessment and Rapid Rehousing Transition Plan identified that most housing need was for smaller properties. However, there was an acute need for more larger properties. There was also a need for adapted properties for people with disabilities. There were consistently fewer larger properties marketed and they were of higher value.

The District Valuer experienced high demand for service and staffing issues which impacted on their ability to deliver the pre pandemic level of service within the agreed timescales. Whilst alternative arrangements were established to ensure the scheme could continue there was a risk to a delay in the Buy Back process. Therefore, it was proposed to use the Royal Institute of Chartered Surveyor (RICS) to provide flexibility in extenuating circumstances until a full Options Appraisal was undertaken and reported back.

Decision

The Executive:

- (1) approved the Strategic Housing Investment Plan 2022/23 to 2026/27 to be submitted to Scottish Government;**
- (2) agreed to the use of an alternative Royal Institute of Chartered Surveyor for Buybacks in extenuating circumstances, and**
- (3) noted that officers would adapt the SHIP in line with available resources in order to maximise the supply of affordable housing locally and provide updates on any changes.**