



**Housing and Technical Resources**

## **Strategic Housing Investment Plan for South Lanarkshire**

**2024 – 2029**

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## **1. Introduction**

### **1.1 Purpose**

The Strategic Housing Investment Plan (SHIP) is a five-year plan that sets out affordable housing development priorities within a local authority area to guide the way in which Scottish Government funding and other resources are allocated to achieve Local Housing Strategy (LHS) outcomes. It is refreshed and submitted to the Scottish Government every year.

### **1.2 Background**

This SHIP covers the period 2024-2029 identifying potential sites which will support the strategic objective delivery of affordable housing across South Lanarkshire. The development of the SHIP 2024-2029 has been based on the Resource Planning Assumptions noted in section 4.3 below, financial resources, along with consideration of the following mechanisms identified in the Scottish Government's Infrastructure Investment Plan for Scotland 2021/22 to 2025/26, which include:

- Over £3.3 billion allocated to deliver more affordable and social homes, helping to create great places, and continuing to ensure the right types of homes in the right places to support Local Housing Strategies and regional development priorities.
- Investing £275m to support community led regeneration and town centre revitalisation as part of a new Place Based Investment Programme.
- £525m investment in City Region and Regional Growth Deal programme to bring long term approaches to improving regional economies, harness additional investment, create new jobs, and accelerate inclusive and sustainable economic growth.
- A £250m capital investment in support of Place, community led regeneration, town centres and 20-minute neighbourhoods.
- £20m Gypsy/Traveller Additional Accommodation Fund to provide more and better accommodation for Gypsy/Traveller communities.

Building on its housing supply programme, the Scottish Government aims to create sustainable economic growth and address homelessness through existing and new initiatives including increasing the supply of accessible affordable homes across all tenures with appropriate community infrastructure. The SHIP is a key document for directing resources to achieving the delivery of affordable housing.

### **1.3 South Lanarkshire Council Homes+ Target**

On 30 November 2022, the council's Executive Committee approved a new affordable housing supply target aiming to deliver an additional 1,300 council homes by March 2027. This will be delivered through a combination of new council homes and the acquisition of existing homes from the market, with the new sites set out within the SHIP 2024-29.

### **1.4 Market impact on the programme**

Market fluctuation of construction costs has an impact on new build delivery. The Scottish Social Housing Tender Price Index measures the movement in construction costs of social housing in Scotland. The latest published quarterly briefing (June 2023) indicates tender prices for social housing in Scotland are rising steadily. In Q4 22/23 prices fell (4.4%) compared to the previous quarter but were still well above (3.4%) the price levels in the same quarter in 2021/22. Underlying construction costs of labour, materials, and plant as measured by BCIS General Building Cost Index, remained unchanged quarter on quarter in 4Q 2022/23 but rose by 8.1% compared to the same quarter a year earlier.

In addition, market fluctuations in the open market will have an impact on the purchase of properties including price and availability of properties to buy. From the most recent HM Land Registry publications (June 2023) the annual price change for properties in South

Lanarkshire saw a moderate rise in value of 0.34%, for all property types i.e., not specific to the property types of interest to the council as part of the market purchase scheme.

The council will continue to monitor costs and property market evidence for future delivery to ensure the council achieves best value for money.

## **1.5 SHIP 2024-2029 framework**

The SHIP has been developed to meet relevant Scottish Government guidance and specific requirements set out in “Guidance on Preparing Strategic Housing Investment Plans – More Homes Division Guidance Notes 2023/02 (MHDGN2023/02)”.

The assumptions and forecasts set out in the appendix tables are based on information available at the time of preparation and will be subject to refinement as projects are developed. Strategic Local Programme Agreements (SLPAs) are reviewed and reissued annually. This process takes account of progress of sites and allows new projects, drawn from the SHIP, to be included in the programme if additional funding becomes available, or particular sites prove to be unviable.

The Scottish Government monitors delivery of affordable housing via the Affordable Housing Supply Programme (AHSP). SLPAs in turn form the basis for RSL and Local Authority Programme agreements and become the primary mechanism for delivery of the Affordable Housing Supply Programme.

A key focus for this year’s update will be to maximise opportunities to bring forward town centre sites to assist in achieving the councils new 1,300 additional home target. In addition, the council is also actively considering a range of other opportunities to enhance the volume and scale of prospective sites. This includes:

- Working to establish the council’s own procurement framework for new housing. This will allow the council to specify the details of sites and locations for which the council is seeking, enabling developers to bring forward potential sites for development. Once established, will assist in accelerating delivery of new homes and support longer term planning.
- Working strategically with community planning partners to identify potential public sector partner owned sites or assets that could be transferred, purchased, or repurposed by the council or its RSL partners to support housing-led regeneration and the delivery of wider corporate objectives.
- Working with council services to identify existing Housing Revenue Account land and potential privately owned sites which the council or its RSL partners could purchase to support development.
- Effective and increased use of the recently expanded Market Purchase Scheme, enabling the council to purchase properties from owner occupiers and private landlords. In addition to being an effective method of increasing stock levels in high demand areas, acquisition costs are also less than costs associated with new build properties.
- Considering other innovative ways of delivering priorities providing efficient delivery and design, for example using off-site construction, collaboration with development partners, and design/mass customisation.

## **1.6 Consultation and Collaboration**

The SHIP has been produced by the Council’s Housing and Technical Resources in collaboration with colleagues from Community and Enterprise Resources (Planning and Regulatory Services, and Enterprise and Sustainable Development), Roads, Transportation

and Fleet Services, Finance and Corporate Services, alongside the South Lanarkshire Health and Social Care Partnership (HSCP), and in consultation with the Scottish Government's More Homes Team, Registered Social Landlords (RSLs) and private developers.

In addition, the draft SHIP was discussed with elected members at a special engagement and consultation session during its development and presented to the Corporate Management Team in September 2023 for discussion and approval, prior to progressing to Housing and Technical Resources Committee in November 2023.

## **1.7 Equalities**

The SHIP is a delivery plan for the affordable housing supply element of the Local Housing Strategy 2022-27(LHS). An Equalities Impact Assessment (EQIA) completed for the LHS found the strategy would have a positive impact on the people of South Lanarkshire, with no negative impacts identified for protected groups as identified within the Equality Act 2010.

A Fairer Scotland Duty Assessment (FSDA) was also completed for the LHS. The FSDA considers how public bodies can reduce inequalities of outcome caused by socio-economic advantage when making strategic decisions. The FSDA highlighted that the LHS will have a positive impact on particular equality groups which include: -

- Children and young people
- Older people
- People with disabilities or limiting life-long conditions
- Gypsy/Travellers
- People experiencing homelessness

The EQIA and FSDA undertaken in respect of the LHS provide reassurance that the strategy and other key documents it aligns with, including the SHIP, continue to positively impact on the people of South Lanarkshire. Both documents are published on the council's website at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk).

## **1.8 Strategic Environmental Assessment**

As part of the development of the LHS, a full Strategic Environmental Assessment (SEA) was undertaken with the report submitted to the SEA Gateway and published online for consultation.

This assessment identified that the strategy, and other key documents it aligns with, would make an overall positive contribution toward local and national net-zero and decarbonisation targets through the direction of improvements to domestic buildings across South Lanarkshire.

The full Environmental Report developed through the SEA is published on the council's website at [www.southlanarkshire.gov.uk](http://www.southlanarkshire.gov.uk).

## **2. Context**

National housing and related policies, including planning policies along with the wider UK policies and their impact on local housing markets, provide the strategic context within which the SHIP is developed.

### **2.1 National strategic housing investment and delivery framework**

#### **2.1.1 Housing to 2040**

The Scottish Government's long term housing strategy 'Housing to 2040' (2021), sets out a vision and principles which focus upon the vital role which good housing and homes play in supporting health, wellbeing, life chances and employment opportunities.

The visions and principles are set out in a route-map as follows:

1. More homes in great places
2. Affordability and choice
3. Affordable warmth and zero emissions homes
4. Improving the quality of all homes (which includes taking action to support those with long-term conditions and disabilities to live at home independently).

A long-term ambition has been set by the Scottish Government to deliver an additional 110,000 affordable homes by 2032, with at least 70% of these to be for social rent. The SHIP sets out the capacity to deliver 2,442 affordable homes in South Lanarkshire by 2029 to contribute to this.

A timeline of key actions has been set out by the Scottish Government to identify how each aspect of the 'Housing to 2040' strategy will be delivered. All relevant actions will be considered throughout the identification, design and construction of the sites identified within the SHIP 2024-29 as appropriate.

#### **2.1.2 Programme for Government**

In September 2023, the Scottish Government published its' latest Programme for Government, setting out key priorities and ambitions for 2023/24. This included:

- Reiterating the aim to deliver 110,000 affordable homes across Scotland by 2032 which are warm, safe and well connected with investment of over £752m.
- Publish a Remote, Rural and Islands Housing Action Plan to help retain and attract people in rural and island communities.
- Work with partners to reduce the number of people in temporary accommodation by preventing homelessness wherever possible and, where homelessness cannot be prevented, acting quickly to move people into settled homes.
- Aiming to improve tenants' rights and prevent homelessness through the introduction of a new Housing Bill.
- Consult on proposals for a Heat in Buildings Bill that will aim to reduce emissions from housing and buildings.

#### **2.1.3 Housing supply targets**

The LHS five-year Housing Supply Targets (HST) for affordable and private housing are based on Housing Estimates and other Core Outputs of the Glasgow and Clyde Valley Housing Need and Demand Assessment (HNDA3) 2022.

A HNDA is designed to give broad, long-term estimates of the number of additional housing units that may be required to meet existing and future housing need and demand. The

HNDA also includes information on the operation of housing systems to help local authorities develop policies for management of existing housing stock and the provision of housing related services. The full HNDA3 can be found at [www.clydeplan-sdpa.gov.uk](http://www.clydeplan-sdpa.gov.uk).

HSTs are a policy-based interpretation of the HNDA outputs for the number of homes that may be delivered in the local authority area. They take account of a range of factors, as set out in National Planning Framework (NPF4) and Scottish Government HNDA Guidance. As a consequence, HSTs may be higher or lower than the housing estimates calculated in the HNDA.

The targets for South Lanarkshire are detailed in Table A below.

**Table A: 2022-2027 housing supply targets**

| Tenure           | Per year | Total       |
|------------------|----------|-------------|
| Affordable       | 250-300  | 1,250-1,500 |
| Market (private) | 700-750  | 3,500-3,750 |
| All              | 950-1050 | 4,750-5,250 |

#### **2.1.4 Town Centre Regeneration**

Alongside Community Planning partners, the council is working to identify regeneration opportunities across South Lanarkshire's town centres, and a number of potential opportunities to increase the provision of affordable housing within town centres and utilise vacant sites or buildings have been identified. This approach is supported by policy direction on town centre living in NPF4 and aims to contribute to the council's ambitions on sustainability and place-based solutions.

Whilst the majority of these opportunities will arise through the major longer-term redevelopment being progressed through dedicated masterplans for Hamilton and East Kilbride (as referenced at 3.3), consideration is also being given to smaller scaled sites across Rutherglen, Strathaven, Larkhall and Lanark town centres.

Initial indications illustrate a potential of over 200 units of affordable housing across these smaller sites, with a potential further 800 units as part of the major Hamilton and East Kilbride town centre redevelopments. Where delivery of the majority of these units is likely to be achieved during the timescale of the SHIP, where appropriate sites have been noted in Table 1 (Appendix 1).

Ensuring appropriate content, both in terms of progressing the new and significant opportunity which exists in relation to affordable housing within town centres, and agreeing requirements for specific sites and broader town centre locations has been a key consideration for the SHIP 2024-29.

Any sites that are identified as potentially appropriate for inclusion in the SHIP will be subject to more detailed feasibility studies.

#### **2.1.5 Second Homes**

Making better use of existing housing stock in all tenures is a key element of the overall strategy for meeting growing levels of housing need. Since 2005, local authorities have been granted discretionary powers to vary Council Tax discounts on long term empty and unfurnished dwellings.



Table 5.1 of the SHIP sets out the resources generated through Council Tax and reused to support affordable housing delivery across the South Lanarkshire Council programme.

### 2.1.6 Empty Homes

South Lanarkshire Council has a policy of setting a council tax increase of 100% on certain properties which have been empty for one year or more. The levy has been applied on empty homes since 1 April 2019 with £496,000 raised in revenue from the levy during the financial year 2022/23.

South Lanarkshire Council has a Strategy and Policy Officer (Empty Homes) to assist property owners in bringing their properties back into use. Referrals for this service are received from internal partners, Scottish Empty Homes Partnership (supported by Shelter Scotland) and from the public via an online form available on the council's website. As of 31 July 2023, there is an active caseload of 104 properties which are currently being pursued.

The LHS sets out a target to bring 15 empty properties per year back into use. Assistance is provided to empty homes owners in the form of information, advice, and support in how to deal with the issues presented by empty homes, and the benefits to owners in occupying, renting out, or selling their empty properties. An internal working group meets on a recurring basis and is attended by officers from Building Standards, Environmental Services, Council Tax, Home Improve Service and Legal Services to address issues presented by empty homes and to develop a partnership approach in bringing properties back into use.

The table below sets out the how many empty homes have been brought back into use over the last three years.

| Year    | Total number of Homes | Empty 0-1 years | Empty 1-5 years | Empty 5-10 years | Empty 10+ years |
|---------|-----------------------|-----------------|-----------------|------------------|-----------------|
| 2020/21 | 6                     | -               | 2               | 3                | 1               |
| 2021/22 | 15                    | -               | 3               | 3                | 9               |
| 2022/23 | 15                    | 1               | 2               | 3                | 9               |

### **2.1.7 Climate change and sustainable housing development**

A key objective in the delivery of the affordable housing supply programme is to ensure that the design principles achieve the standards required to help reduce the greenhouse gas emissions.

Through the LHS, the council and RSL partners will work to increase the proportion of their housing stock meeting the equivalent of EPC band B or above and explore opportunities to trial new technology to assist in meeting this standard.

The national Heat in Buildings Strategy (2021) places a requirement on local authorities to develop a new Local Heat and Energy Efficiency Strategy (LHEES) and associated Delivery Plan to:

- set out how the building stock (homes and non-domestic buildings) needs to change to meet national objectives, including achieving zero greenhouse gas emissions, and the removal of poor energy efficiency as a driver of fuel poverty;
- identify heat decarbonisation zones, setting out primary measures for reducing emissions, with a view to zones acting as a potential trigger for regulation in the future if required; and
- prioritise areas for investment, both private sector and through public delivery schemes, against national and local priorities. and any new affordable housing being delivered as part of the SHIP will take cognizance of the LHEES once developed.

South Lanarkshire Council's Sustainable Development and Climate Change Strategy 2022-2027 focuses on the themes of People, Place and Communities, the Natural Environment, and a Green Economy. The LHS makes a significant contribution to the Place & Communities theme, through work to improve the condition and energy efficiency performance of all housing, as well as minimising the impact of fuel poverty.

To this effect, all South Lanarkshire Council new-build homes are built to the Silver Greener Standard as set out in Section 7, Silver Level, of the 2011 Building Regulations in respect of both Carbon Dioxide emissions and Energy for Space Heating. A higher grant subsidy is available from the Scottish Government to help meet the cost of achieving this Standard. In addition, modern construction methods are utilised as far as possible to help minimise adverse environmental impacts.

Building new homes to these standards also contributes to the council's wider contribution to the national Energy Efficient Scotland programme which seeks to raise the energy efficiency ratings of social rented domestic properties across Scotland to EPC band B by 2032.

### **2.1.8 Community Plan 2022-2032**

The South Lanarkshire Community Plan brings together local and national public, private and community sector representatives to work together. The aim is to improve the lives and prospects of everyone in South Lanarkshire.

In the context of housing the plan focuses on providing good quality, suitable housing for everyone. Priority areas of action identified in the plan are as follows:

- We will increase affordable housing supply and improve access to and choice of housing options that suit people's needs
- We will work in partnership to improve housing quality and energy efficiency, whilst supporting a just transition to decarbonisation

- We will work in partnership to prevent and significantly reduce homelessness and improve outcomes for those at risk of or who experience homelessness.

## **2.2 Local Strategic Housing Investment and Delivery Framework**

### **2.2.1 South Lanarkshire Local Development Plan 2**

The Local Development Plan 2 (LDP2) was adopted in April 2021 and sets out the spatial framework for new housing development across South Lanarkshire. Local Development Plan 2 (LDP2) builds on the previous LDP aligning with the NPF4 and Clydeplan Strategic Development Plan 2 (SDP2) in relation to ensuring a five-year effective housing land supply at all times for both private and public sectors.

LDP2 contains a section on housing which considers aspects of private and public sector housing, and this is translated into policies dealing with housing land supply and affordable housing. These policies are aimed at ensuring a five-year supply of appropriate housing to meet a range of needs and demands. Key priorities include the continuation of the Council's development of the Community Growth Areas linked to the City Deal project and the Council's new house building programme.

#### **Alignment with Planning Policy**

Adopted by the Scottish Government on 13 February 2023, the fourth National Planning Framework (NPF4) is the Scottish Government's new national spatial strategy for Scotland. The framework has significant implications for the housing sector with new and emerging agendas to be considered as part of existing and future housing planning arrangements.

Local Development Plans (LDP) are to identify a 10-year Housing Land Requirement that provides choice across all tenures. Through a plan-led approach sites are to be allocated in locations that are consistent with local living principles and an infrastructure first approach. All new housing sites are to make provision for affordable homes where that meets an identified need. Developer led sites are to include at least 25% affordable units although the LDP can set out locations and circumstances where this is not required. NPF4 also provides support for proposals involving residential development in town centres but will also guide delivery of additional housing supply in rural areas across South Lanarkshire.

#### **South Lanarkshire Council Places for People Strategy**

The South Lanarkshire Places for People Strategy is currently under development and will sit alongside the Local Housing Strategy, Local Development Plan and Community Plan to help guide decision-making for the future of South Lanarkshire's town centres. The strategy establishes a framework for a shared sense of vision to utilise national initiatives to develop and fund town centre investment programmes. Town centre living, 20-minute neighbourhoods and contributing to net-zero targets are key focuses of the strategy.

### **2.2.2 Community growth areas land supply**

South Lanarkshire has five community growth areas (CGAs) which will assist in meeting future housing need and demand arising from projected household growth. These areas are also key strategic projects for major infrastructure investment to be delivered through the City Deal. 'Table B' below sets out the remaining supply and capacity position, based on the draft 2022 Housing Land Audit.

**Table B: Community Growth Areas (CGAs)**

| <b>Community Growth Area</b> | <b>No of Sites</b> | <b>Capacity for development 2022-2027</b> | <b>Capacity for development post 2027</b> | <b>Total capacity across CGA</b> |
|------------------------------|--------------------|---|---|----------------------------------|
| Carluke                      | 4                  | 51  | 550                                       | 601                              |
| East Kilbride                | 31                 | 1694                                      | 423                                       | 2117                             |
| Larkhall/Ferniegair          | 6                  | 162                                       | 1100                                      | 1262                             |
| Hamilton                     | 14                 | 740                                       | 766                                       | 1506                             |
| Newton                       | 6                  | 266                                       | 348                                       | 614                              |
| Total                        | 61                 | 2913                                      | 3187                                      | 6100                             |

The estimated CGA outputs reflect up-to-date assessment of current and future conditions and performance within the local housing market and the economy. Phases are under construction at all the CGA's across South Lanarkshire.

The SHIP has identified potential affordable housing opportunities across CGA sites over the five-year period. Delivery will be determined by the rate of development linked to improvements in the housing market as well as capacity within the affordable housing budget at such times as sites become available. The Council continues to work with key partners involved in the CGAs to consider options for securing delivery of new affordable housing taking account of changes in funding.

### **2.2.3 Local Housing Strategy**

South Lanarkshire's Local Housing Strategy covers the five-year period from 2022 to 2027 and is subject to annual review. Closely linking to other council and partner strategies and plans, the LHS also aligns with priorities of people, progress and planet contained within the South Lanarkshire Community Plan.

The strategy contains eight outcomes to improve the access to, and quality of, affordable housing in South Lanarkshire:

1. Increase overall housing supply and improve access to and choice of housing options that suit people's needs which they can afford and sustain.
2. Private landlords and tenants are supported to ensure renting remains a sustainable housing option that meets all required standards.
3. Housing quality and energy efficiency are improved, with advice and support provided to building owners and tenants to help them achieve the required standards.
4. More homes are heated through decarbonised sources and renewable energy supply opportunities are explored.
5. People with particular needs are better supported to live independently within the community in a suitable, sustainable home.
6. Prevent homelessness occurring and significantly reduce homelessness.
7. People who experience homelessness are provided with suitable temporary accommodation as required and are supported to move to settled accommodation that meets their needs as quickly as possible.
8. Housing sustainability is improved in priority areas and settlements and people are encouraged to be part of their local community.

### **2.2.4 Housing Need and Demand Assessment (HNDA)**

HNDA3 sets out a broad, long-term estimate of the number of additional housing units that may be required to meet the existing and future housing need and demand between 2022 and 2040. The HNDA takes account of projected population change including an ageing population, changing household composition patterns, and inward migration and estimates a need for an additional 9,258 to 10,650 dwellings across South Lanarkshire by 2040.

Housing Supply Targets within the LHS (as outlined at 2.1.3) consider HNDA3 analysis which continues to show the need for affordable housing to meet need across all four Housing Market Areas in South Lanarkshire.

## **3. Meeting housing need and improving quality of life**

Aligning to the relevant national and local housing strategies and policies, the key focus when allocating affordable social rented housing is to respond to local needs and demands by ensuring that:

- those assessed as being in most need are prioritised for housing
- best use is made of available housing stock within South Lanarkshire
- the allocation of housing contributes towards the achievement of balanced and sustainable communities

The majority (91%) of South Lanarkshire's social rented stock is accessible through HomeFinder, the South Lanarkshire common housing register, where the Council and participating RSL partners have agreed a single application process and common assessment of housing need.

### **3.1 South Lanarkshire Council's Programme**

Established by the council's Executive Committee on 30 November 2022, the latest Home+ Programme has a target to deliver 1,300 additional homes for the council by 31 March 2027.

The council's new build supply meets the Housing for Varying Needs (HfVN) standards featuring barrier free internal spaces, energy efficient and high-quality standards.

The general needs category of housing being developed comprises a range of property types, including terraced and semi-detached homes designed to achieve a degree of flexibility to suit people of different abilities and needs. Their specification includes a wider staircase allowing for the installation of a chairlift, downstairs toilet and walk in shower or space provided for future installation of a shower for ambulant disabled household members as needs arise. Larger sized semi-detached properties (four bedrooms or more) feature a downstairs bedroom/s and bathroom aimed at addressing the needs of households with a disabled family member.

The particular needs or amenity category comprise semi-detached bungalows, cottage flats and lift access flats for older and ambulant disabled people. Wheelchair user homes can be adapted to suit the particular needs of a household having been designed to HfVN wheelchair user "basic" standards, including additional "desired" features where required.

### **3.2 Registered Social Landlords (RSL) completions**

RSL partners participating in the affordable housing supply programme have made a significant contribution towards meeting a wide range of housing needs and to the Scottish Government's affordable housing target.

Over the past 12 months however there has been a significant reduction in the proposed development from RSL's across Scotland, with the number of sites included in the SHIP reducing or development timescales slowing. Despite this, the council remain committed to working with RSL's who are keen to develop in South Lanarkshire and aims to support them as much as possible to ensure sites they bring forward are achieved.

### **3.3 Private Housing completions**

Private housing developments continue to progress at a good pace across South Lanarkshire, with a total of 3,256 completions during the three-year period from 2020, with 937 of these in the community growth areas.

### **3.4 Homelessness and Rapid Rehousing Transition Plan (RRTP) 2019-2024**

Addressing homelessness is a key priority of the LHS and the South Lanarkshire affordable housing supply programme. The RRTP, co-produced with a wide range of partners sets out a strategic approach to addressing homelessness, outlined in five high priority objectives and articulated in the associated actions.

1. Preventing homelessness occurring and significantly reduce homelessness
2. Significantly reduce time spend by households in temporary accommodation and minimise moves before moving to a settled home
3. Improve and increase the provision of housing support for households to live independently within communities
4. Expand the scope and capacity of our Housing First approach to be the first response for households with multiple complex needs
5. Enhance integration of partnership working and imbed RRTP through a whole systems approach

The Market Purchase Scheme targets specific properties to support actions relating to the RRTP, including replacing housing stock where a temporary tenancy is converted or 'flipped' to a permanent home. In addition, a significant proportion of affordable social rented homes are allocated to homeless households to support targets set out within the RRTP. The level of lets allocated to homeless households as a result of the affordable housing supply programme is monitored and reported.

The third annual review of the RRTP was approved by Housing and Technical Resources Committee in August 2023. The review confirmed that good progress had been made against the action plan to date with 92% of indicators either achieved or were close to target at end of 4<sup>th</sup> year, of 5-year overall plan.

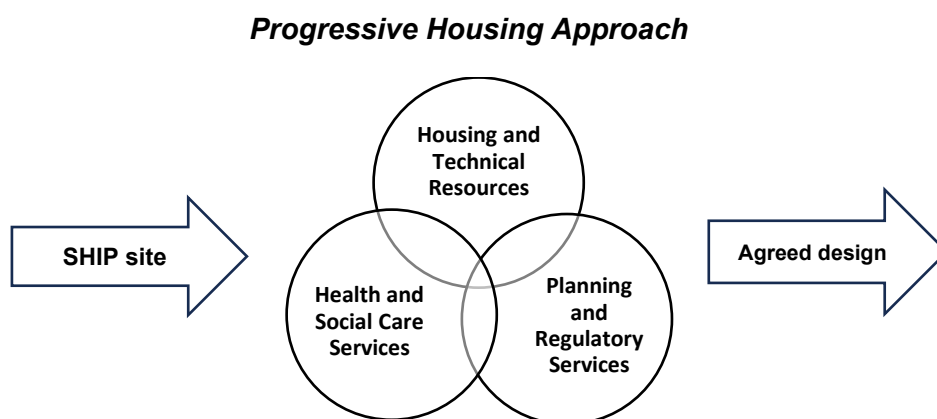
2022/23 was an extremely challenging year both locally and nationally in terms of maintaining progress, with a 17% increase in homeless presentations in South Lanarkshire accompanied with a 38% increase in homelessness since 2021/22.

Nationally it has been reported that homelessness figures are at the highest they have been since records began in 2002. The links between homelessness and poverty are well documented, in 2022/23 there has been a continued economic downturn accompanied by the 'cost of living crisis'. Global and national economies have been significantly affected by the impact of Covid 19 and the war in Ukraine which have directly impacted on the housing sector. It is expected the challenges will continue to disproportionately impact on economically disadvantaged households who are at greatest risk of homelessness.

### 3.5 A Progressive Housing Approach

The South Lanarkshire Strategic Commissioning Plan 2022-25 was approved at the South Lanarkshire Integrated Joint Board on 29 March 2022 and sets out the Board's strategy for the delivery of health and social care services in South Lanarkshire. The plan is closely aligned with the LHS and a range of joint action areas are being progressed to develop a shared understanding of housing care and support needs for people with specific needs including older people.

Through this, a progressive housing approach has been established to ensure that each site within the council's Home+ Programme is developed to incorporate an appropriate number and mix of specialist homes. Early engagement with local housing, health and planning teams from across each of South Lanarkshire's four localities will enable new council housing provision to be designed to meet the known needs of those who may be allocated one of the new homes.



Adaptability will remain a key focus of this approach, allowing homes to change to meet the needs of tenants as they do, or to support new tenants when they move in. In addition, careful consideration will be given to the layout and design of new sites, aligning with key principles of NPF4 and ensuring new homes complement existing neighbourhoods.

In recognition of the importance of ensuring appropriate accommodation is in place for care assisted young people across South Lanarkshire, work will continue to be progressed jointly with the Health and Social Care Partnership. This will aim to improve the housing outcomes for young people moving on from the council's direct care, whilst also considering short term solutions to increase capacity for those currently being accommodated. As part of the progressive housing approach the council and the HSCP will also consider whether there are any bespoke requirements required in terms of new affordable housing to meet the needs of young people as they move to independent living.

In August 2023 the Scottish Government launched a new consultation on the Scottish Accessible Homes Standard, seeking views on alignment between aspects of existing guidance and Building Standards. The council have contributed to this consultation, citing its own experiences in ensuring tenant's needs are met through correct property design. Further detail on the outcomes of this are expected from the Scottish Government in early 2024.

### 3.6 Wheelchair user housing targets

Scottish Government guidance MHDGN 2019/02 recommends setting wheelchair housing targets within the LHS to support the delivery of more wheelchair user housing. This is a key housing action in 'A Fairer Scotland for Disabled People' delivery plan.



Adaptations to existing and new supply of social housing contribute to increasing the supply of fully wheelchair user homes, though these are a small percentage of all housing supply. An important priority for the LHS is for housing and health and social care partners to work together with stakeholders to identify the extent of need for additional wheelchair user housing in South Lanarkshire and look to opportunities through the Strategic Housing Investment Plan and via the Affordable Housing and Housing Choice Supplementary Planning Guidance, to increase fully wheelchair user housing supply.

As per the LHS 2022-27 a target of 10% wheelchair user units has been set for all new-build social housing development and 8% for new private housing developments. This will be kept under review as part of the LHS annual review process, analysis of demand and discussions with partners and developers.

### **3.7 Larger Homes**

The majority of the council's existing stock is comprised of two and three apartment accommodation following the disproportionate loss of larger size homes which occurred through the operation of the Right to Buy Scheme.

Development of the sites identified in the SHIP 2024-29 will include provision for larger homes as required, with the council utilising a range of data and liaising with housing management teams across each area of South Lanarkshire to ensure that site design and the proposed housing mix and property size reflects needs and local circumstances.

In addition, the council will continue to consider the use of its Market Purchase Scheme to meet specific housing needs, including those of large families which cannot readily be met through existing stock.

### **3.8 Gypsy/Travellers**

South Lanarkshire Council owns and manages two Gypsy/Traveller sites with 18 pitches at Shawlands Crescent in Larkhall, and 6 pitches at Springbank Park, East Kilbride.

The LHS 2022-27 builds on the significant progress made during the last LHS through actions to assess accommodation need and demand of Gypsy/Travellers in South Lanarkshire, as well as continuing to implement significant improvement projects from the two site masterplans, developed in conjunction with current site residents.

### **3.9 Veterans and the armed forces community**

Recognising the need to ensure suitable accommodation options exist for veterans of the armed forces within South Lanarkshire, through the LHS the council will work with specialist veteran organisations to understand what type of accommodation would be appropriate and where this should be located to ensure veterans have access to the accommodation and support they need.

Opportunities for new homes for Veterans and members of the armed forces community will also be progressed through the SHIP 2024-29.

### **3.10 Care Experienced Young People**

The LHS commits to the delivery of South Lanarkshire's 'Promise' to Care Experienced young people supporting their transition to independent living. Recognising this commitment, the council will complete a review of affordable housing options tailored to care experienced children and young people to ensure that they experience transition into independent living focussed on their needs.

### **3.11 Child Poverty**

The fifth South Lanarkshire Local Child Poverty Action Report (LCPAR) was approved by the Community Planning Partnership Board in September 2023 and continues to focus on tackling the three main drivers of child poverty: income from employment; costs of living; income from social security and benefits in kind.

Within the 'reducing the cost of living' section of the report, there are a range of actions relating to the supply of good quality, affordable housing, including:

- Reducing the costs of housing for families including energy costs;
- Investment to increase new affordable housing supply;
- Preventing and reducing homelessness for households, including families with children and young people.

In terms of new affordable housing, a key objective of the design principles is to help reduce the cost of living. A primary factor is location, ensuring housing developments are close to amenities helping to minimise transport costs as most facilities will be within walking distance. By building all new council homes to the Silver Greener Standard, tenants will also benefit from reduced energy costs.

## 4. SHIP 2024-2029 delivery

### 4.1 SHIP tables and development priorities

The SHIP tables set out 66 sites with an estimated total capacity for the delivery of up to 2,442 additional affordable homes over the five-year period to March 2029. These include priority projects rolled forward from the previously approved SHIP, projects with current SLPA funding commitments and new sites. The programme has been developed in consultation with key developer partners and reflects key national and local strategic issues of material consideration including negotiations with private developers in relation to specific development proposals.

A breakdown of the proposed distribution of the new build affordable housing units across the four housing market areas is set out below.

**Table C: Combined five-year affordable housing units by Housing Market Area**

| Clydesdale | Hamilton | East Kilbride | Rutherglen/Cambuslang | OMP (all areas) | South Lanarkshire |
|------------|----------|---------------|-----------------------|-----------------|-------------------|
| 276        | 696      | 586           | 284                   | 600             | 2,442             |
| 11%        | 28%      | 24%           | 12%                   | 25%             | 100%              |

### 4.2 Site prioritisation criteria

New sites are prioritised for inclusion in the SHIP based on a number of key factors and associated strategic issues of material consideration. All sites are assessed based on the agreed criteria and depending on the outcome, they are categorised, as high, medium or low priority. An outline of the assessment approach agreed with relevant developer partners is set out in Table D.

**Table D: Site assessment approach**

| Key factors    | Material Considerations  |
|----------------|--|
| Site location  | LDP2 housing land sites/windfall sites regeneration/proximity to other sites under development and services                  |
| Tenure mix     | LHS priority tenure: social rented/mid-market/shared equity/localised housing pressure analysis to inform demand/house types |
| Needs category | General needs/older people/ wheelchair user/ homeless households/Gypsy/Travellers  |

| Key factors             | Material Considerations  |
|-------------------------|--|
| Sustainable development | brownfield/greenfield/conservation/flood zone EESSH2 specification/digital inclusion |
| Development constraints | Ownership/abnormals/access/ infrastructure deliverability in relation to timescales  |

Development sites have to score positively on all key factors to be included in the SHIP. Priority categories of high, medium and low are assigned depending on whether the development proposal contributes to outcomes as identified at national and local levels. Key strategic issues considered at site prioritisation stage are highlighted in the *Material considerations* column of Table D above based on the best information available at the time of preparing the SHIP. This enables investment to be targeted to priority developments which will best meet local needs and identified LHS outcomes within the SLPA timeframe in the event that the investment is constrained to the minimum RPA. The final output will be subject to a detailed development assessment on the viability of each site as well as the level of grant funding resources available over the plan period.

Subject to funding availability and unforeseen abnormal site constraints, the plan is realistic in terms of estimated site start dates.

Mid-market rent, shared equity and low cost home ownership may form part of an overall procurement package for each development to facilitate cost effective delivery of affordable housing for rent. To achieve this, the Council will continue to work closely with the Scottish Government and our partners in the public and private sector to develop alternative funding sources and delivery mechanisms and maximise implementation of this SHIP particularly in the major Community Growth Areas.

### 4.3 Financial resources

The principal sources of funding for the Council's Home+ Programme come from contributions made by the Council from Prudential Borrowing, the Scottish Government's Affordable Housing Supply Programme (AHSP), Private Developer Contributions and the Council Tax levy on second and empty homes. AHSP is available for various types of affordable housing including social rent comprising new build and market purchases, mid-market rents and Low-cost Initiative for First Time buyers (LIFT) shared equity schemes delivered by the Council or RSLs and in some cases, in partnership with private developers.

The most recent More Homes Division benchmark figures for affordable housing were published in June 2023 with the baseline benchmark set for local authorities at £83,584 (3-person equivalent), with the option to apply additional funding for specific items such as net zero heating, home working stations, amongst others, where there is an increase to the specification of the properties. Including all additional items has the potential to increase the benchmark figure to £104,394 per unit.

Working with colleagues in Finance and Corporate Resources the council will make applications for grant funding under the new scheme following financial assessment to confirm that individual development sites will not have an adverse impact on the housing business plan or rent affordability for tenants. The Scottish Government published Resource Planning Assumptions for councils across Scotland covering the five-year period up to 2025/26. The total RPA issued to South Lanarkshire for the years 2024/25 and 2025/26 is £60.86m.

Table E below summarises the RPA projected between 2024 to 2029:

**Table E: South Lanarkshire's Resource Planning Assumptions (RPA)**

| Financial Year | Scottish Government RPA (£0.0m) | SHIP Planning Assumptions RPA + future year capacity (£0.0m) |
|----------------|---------------------------------|--|
| 2024/25        | £30.180                         | £37.725  |
| 2025/26        | £30.680                         | £38.350  |
| 2026/27        | £30.680**                       | £38.350  |
| 2027/28        | £30.680**                       | £38.350  |
| 2028/29        | £30.680**                       | £38.350  |
| <b>Total</b>   | <b>£152.9</b>                   | <b>£191.125</b>  |

\* RPA + 25% slippage factor applied

\*\* Projection based upon continuation of funding at level confirmed for 2025/26 and will be subject to confirmation of funding for future years.

#### 4.4 South Lanarkshire Council contributions

The Council's key funding sources include:

- Prudential borrowing of over £23.33 million was approved in 2023/24 budget.
- Council Tax on second homes and empty homes generated £652,000 in 2022/23.

#### 4.5 Private developer contributions

To comply with the SLC Affordable Housing Policy private developers are required to contribute 25% of all sites (with capacity of 20 units or more) available for affordable housing. The Council's Local Development Plan Policy 13 'Affordable Housing and Housing Choice' and the associated Supplementary Guidance for Affordable Housing and Community Infrastructure Assessment are used to inform local negotiations on developer contributions to meet affordable housing requirements.

SHIP Table 5.2 sets out developer contribution commuted sum payments received to date, that will be used to support the delivery of the SHIP over the five-year programme.

#### 4.6 Organisational capacity

South Lanarkshire has a good track record of innovative joint working and delivery and will continue to work collaboratively with the Scottish Government, RSLs and private sector partners, making best use of available resources to increase the supply of affordable housing and contribute to meeting priorities set out within this SHIP.

#### 4.7 How to comment on the SHIP

For more information or if you want this information in a different format or language, please phone [StratSupAdm@southlanarkshire.gov.uk](mailto:StratSupAdm@southlanarkshire.gov.uk)

If you need this information in another language or format, please contact us to discuss how we can best meet your needs. Phone 0303 123 1015 or email [equalities@southlanarkshire.gov.uk](mailto:equalities@southlanarkshire.gov.uk)

Table 1 – Development priorities Years 1 to 5 (2024-2029)

|     |  |               |  | Units - Tenure     |                          |       |                   |               | Unit Site Starts |         |         |         |         |         |
|-----|--|---------------|--|--------------------|--------------------------|-------|-------------------|---------------|------------------|---------|---------|---------|---------|---------|
| Ref | Project                                    | Sub-Area      | Developer                              | Council House Rent | Housing Association Rent | Total | Greener Standards | Approval Date | Pre - 2024/25    | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
| 1.  | Bosfield Corner, East Kilbride             | East Kilbride | East Kilbride & District HA            | 0                  | 18                       | 18    | Y                 | 2023/24       | 18               | 0       | 0       | 0       | 0       | 0       |
| 2.  | Eaglesham Road, Jackton                    | East Kilbride | East Kilbride & District HA            | 0                  | 24                       | 24    | Y                 | 2024/25       | 0                | 24      | 0       | 0       | 0       | 0       |
| 3.  | Calderwood Road, East Kilbride             | East Kilbride | East Kilbride & District HA            | 0                  | 12                       | 12    | Y                 | 2026/27       | 0                | 0       | 0       | 12      | 0       | 0       |
| 4.  | Alberta Avenue, East Kilbride              | East Kilbride | East Kilbride & District HA            | 0                  | 9                        | 9     | N                 | 2023/24       | 9                | 0       | 0       | 0       | 0       | 0       |
| 5.  | URC Church, Carnegie Hill                  | East Kilbride | East Kilbride & District HA            | 0                  | 16                       | 16    | N                 | 2023/24       | 16               | 0       | 0       | 0       | 0       | 0       |
| 6.  | Greenhills, East Kilbride                  | East Kilbride | Sanctuary Scotland Housing Association | 0                  | 28                       | 28    | Y                 | 2021/22       | 28               | 0       | 0       | 0       | 0       | 0       |
| 7.  | Mavor Avenue Phase 4                       | East Kilbride | Clyde Valley Housing Assoc. Ltd        | 0                  | 24                       | 24    | N                 | 2025/26       | 0                | 0       | 24      | 0       | 0       | 0       |
| 8.  | Kittoch Street, East Kilbride              | East Kilbride | South Lanarkshire Council              | 18                 | 0                        | 18    | Y                 | 2024/25       | 0                | 18      | 0       | 0       | 0       | 0       |
| 9.  | Ballgreen Hall, Strathaven                 | East Kilbride | South Lanarkshire Council              | 9                  | 0                        | 9     | Y                 | 2023/24       | 0                | 9       | 0       | 0       | 0       | 0       |
| 10. | Eaglesham Road , East Kilbride             | East Kilbride | South Lanarkshire Council              | 40                 | 0                        | 40    | Y                 | 2024/25       | 0                | 40      | 0       | 0       | 0       | 0       |
| 11. | East Overton Farm Hamilton Road Strathaven | East Kilbride | South Lanarkshire Council              | 24                 | 0                        | 24    | Y                 | 2024/25       | 0                | 0       | 0       | 0       | 24      | 0       |
| 12. | Central East Kilbride Site                 | East Kilbride | South Lanarkshire Council              | 12                 | 0                        | 12    | Y                 | 2025/26       | 0                | 0       | 12      | 0       | 0       | 0       |
| 13. | Thornton Farm, East Kilbride               | East Kilbride | South Lanarkshire Council              | 22                 | 0                        | 22    | Y                 | 2026/27       | 0                | 0       | 0       | 22      | 0       | 0       |
| 14. | EK CGA Site B (Jacktonhall)                | East Kilbride | South Lanarkshire Council              | 40                 | 0                        | 40    | Y                 | 2023/24       | 0                | 40      | 0       | 0       | 0       | 0       |
| 15. | EK CGA Site C (Jackton Road)               | East Kilbride | South Lanarkshire Council              | 44                 | 0                        | 44    | Y                 | 2025/26       | 0                | 0       | 44      | 0       | 0       | 0       |
| 16. | EK CGA Site D                              | East Kilbride | South Lanarkshire Council              | 36                 | 0                        | 36    | Y                 | 2024/25       | 0                | 0       | 36      | 0       | 0       | 0       |
| 17. | EK CGA Site E - Greenhills Road            | East Kilbride | South Lanarkshire Council              | 56                 | 0                        | 56    | Y                 | 2024/25       | 0                | 56      | 0       | 0       | 0       | 0       |
| 18. | East Kilbride CGA Site F (Newlands Road)   | East Kilbride | South Lanarkshire Council              | 46                 | 0                        | 46    | Y                 | 2024/25       | 0                | 46      | 0       | 0       | 0       | 0       |
| 19. | East Kilbride Town Centre Phase 1          | East Kilbride | South Lanarkshire Council              | 48                 | 0                        | 48    | Y                 | 2026/27       | 0                | 0       | 0       | 48      | 0       | 0       |

|     |   |               |                                 | Units - Tenure     |                          |       |                   |               | Unit Site Starts |         |         |         |         |         |
|-----|---|---------------|---------------------------------|--------------------|--------------------------|-------|-------------------|---------------|------------------|---------|---------|---------|---------|---------|
| Ref | Project                                   | Sub-Area      | Developer                       | Council House Rent | Housing Association Rent | Total | Greener Standards | Approval Date | Pre - 2024/25    | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
| 20. | East Kilbride Town Centre Phase 2         | East Kilbride | South Lanarkshire Council       | 60                 | 0                        | 60    | Y                 | 2025/26       | 0                | 0       | 60      | 0       | 0       | 0       |
| 21. | Dunkeld Place, Hamilton                   | Hamilton      | Link Group                      | 0                  | 24                       | 24    | Y                 | 2023/24       | 24               | 0       | 0       | 0       | 0       | 0       |
| 22. | Wellhall Road, Hamilton                   | Hamilton      | Link Group                      | 0                  | 58                       | 58    | Y                 | 2023/24       | 58               | 0       | 0       | 0       | 0       | 0       |
| 23. | Grier Place, Larkhall                     | Hamilton      | Link Group                      | 0                  | 47                       | 47    | Y                 | 2023/24       | 0                | 0       | 47      | 0       | 0       | 0       |
| 24. | Douglas Street Hamilton                   | Hamilton      | Clyde Valley Housing Assoc. Ltd | 0                  | 21                       | 21    | Y                 | 2024/25       | 0                | 21      | 0       | 0       | 0       | 0       |
| 25. | Cadzow Gait, Hamilton                     | Hamilton      | Clyde Valley Housing Assoc. Ltd | 0                  | 16                       | 16    | Y                 | 2022/23       | 16               | 0       | 0       | 0       | 0       | 0       |
| 26. | Torhead Farm, Hamilton                    | Hamilton      | Clyde Valley Housing Assoc. Ltd | 0                  | 54                       | 54    | N                 | 2023/24       | 0                | 54      | 0       | 0       | 0       | 0       |
| 27. | Bothwell Road, Hamilton                   | Hamilton      | Clyde Valley Housing Assoc. Ltd | 0                  | 40                       | 40    | N                 | 2025/26       | 0                | 0       | 40      | 0       | 0       | 0       |
| 28. | St Andrews Church Hall – Hamilton Phase 2 | Hamilton      | West Of Scotland HA Ltd         | 0                  | 3                        | 3     | Y                 | 2021/22       | 3                | 0       | 0       | 0       | 0       | 0       |
| 29. | Raploch Street, Larkhall                  | Hamilton      | West Of Scotland HA Ltd         | 0                  | 18                       | 18    | N                 | 2023/24       | 0                | 18      | 0       | 0       | 0       | 0       |
| 30. | Alness Street, Hamilton                   | Hamilton      | West Of Scotland HA Ltd         | 0                  | 12                       | 12    | N                 | 2022/23       | 12               | 0       | 0       | 0       | 0       | 0       |
| 31. | Carlise Road, Hamilton                    | Hamilton      | South Lanarkshire Council       | 10                 | 0                        | 10    | Y                 | 2023/24       | 0                | 10      | 0       | 0       | 0       | 0       |
| 32. | Mill Road, Hamilton                       | Hamilton      | South Lanarkshire Council       | 6                  | 0                        | 6     | Y                 | 2023/24       | 6                | 0       | 0       | 0       | 0       | 0       |
| 33. | Central Hamilton Site (1)                 | Hamilton      | South Lanarkshire Council       | 12                 | 0                        | 12    | Y                 | 2025/26       | 0                | 0       | 12      | 0       | 0       | 0       |
| 34. | Hamilton Green Phase 1                    | Hamilton      | South Lanarkshire Council       | 89                 | 0                        | 89    | Y                 | 2024/25       | 0                | 89      | 0       | 0       | 0       | 0       |
| 35. | Hamilton Green Phase 2                    | Hamilton      | South Lanarkshire Council       | 40                 | 0                        | 40    | Y                 | 2026/27       | 0                | 0       | 0       | 40      | 0       | 0       |
| 36. | Brackenhill Farm, Hamilton CGA Phase 2    | Hamilton      | South Lanarkshire Council       | 50                 | 0                        | 50    | Y                 | 2022/23       | 50               | 0       | 0       | 0       | 0       | 0       |
| 37. | Morris Street, Hamilton                   | Hamilton      | South Lanarkshire Council       | 6                  | 0                        | 6     | Y                 | 2023/24       | 6                | 0       | 0       | 0       | 0       | 0       |
| 38. | Brackenhill Farm, Hamilton                | Hamilton      | South Lanarkshire Council       | 49                 | 0                        | 49    | Y                 | 2024/25       | 0                | 49      | 0       | 0       | 0       | 0       |
| 39. | Central Hamilton Site (2)                 | Hamilton      | South Lanarkshire Council       | 30                 | 0                        | 30    | Y                 | 2028/29       | 0                | 0       | 0       | 0       | 0       | 30      |

|     |                                      |                           |                                   | Units - Tenure     |                          |       |                   |               | Unit Site Starts |         |         |         |         |         |
|-----|--------------------------------------|---------------------------|-----------------------------------|--------------------|--------------------------|-------|-------------------|---------------|------------------|---------|---------|---------|---------|---------|
| Ref | Project                              | Sub-Area                  | Developer                         | Council House Rent | Housing Association Rent | Total | Greener Standards | Approval Date | Pre - 2024/25    | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
| 40. | Larkhall CGA                         | Hamilton                  | South Lanarkshire Council         | 20                 | 0                        | 20    | Y                 | 2025/26       | 0                | 0       | 0       | 20      | 0       | 0       |
| 41. | Watson Street, Larkhall              | Hamilton                  | South Lanarkshire Council         | 15                 | 0                        | 15    | Y                 | 2024/25       | 0                | 15      | 0       | 0       | 0       | 0       |
| 42. | Main Street, Blantyre                | Hamilton                  | South Lanarkshire Council         | 12                 | 0                        | 12    | Y                 | 2023/24       | 12               | 0       | 0       | 0       | 0       | 0       |
| 43. | Tuphall Road, Hamilton               | Hamilton                  | South Lanarkshire Council         | 10                 | 0                        | 10    | Y                 | 2024/25       | 0                | 0       | 10      | 0       | 0       | 0       |
| 44. | Woodfoot Road, Hamilton              | Hamilton                  | South Lanarkshire Council         | 12                 | 0                        | 12    | Y                 | 2024/25       | 0                | 0       | 12      | 0       | 0       | 0       |
| 45. | Burnbank, Hamilton                   | Hamilton                  | South Lanarkshire Council         | 24                 | 0                        | 24    | Y                 | 2024/25       | 0                | 24      | 0       | 0       | 0       | 0       |
| 46. | Whitehill, Hamilton                  | Hamilton                  | South Lanarkshire Council         | 18                 | 0                        | 18    | Y                 | 2024/25       | 0                | 18      | 0       | 0       | 0       | 0       |
| 47. | Goremire Road, Carluke               | Clydesdale                | Link Group                        | 0                  | 81                       | 81    | Y                 | 2024/25       | 0                | 81      | 0       | 0       | 0       | 0       |
| 48. | Braxfield Road/Hyndford Road         | Clydesdale                | Clyde Valley Housing Assoc. Ltd   | 0                  | 39                       | 39    | Y                 | 2021/22       | 39               | 0       | 0       | 0       | 0       | 0       |
| 49. | Ladyacre Road, Lanark                | Clydesdale                | West Of Scotland HA Ltd           | 0                  | 39                       | 39    | N                 | 2024/25       | 0                | 39      | 0       | 0       | 0       | 0       |
| 50. | Former St Mary's Hospital, Lanark    | Clydesdale                | Trust Housing Association Limited | 0                  | 78                       | 78    | Y                 | 2023/24       | 78               | 0       | 0       | 0       | 0       | 0       |
| 51. | Market Road, Biggar                  | Clydesdale                | South Lanarkshire/RSL             | 20                 | 0                        | 20    | Y                 | 2024/25       | 0                | 20      | 0       | 0       | 0       | 0       |
| 52. | Priory Avenue, Lesmahagow            | Clydesdale                | South Lanarkshire Council         | 19                 | 0                        | 19    | Y                 | 2025/26       | 0                | 0       | 19      | 0       | 0       | 0       |
| 53. | Bouverie Street, Rutherglen          | Rutherglen and Cambuslang | South Lanarkshire/RSL             | 50                 | 0                        | 50    | Y                 | 2028/29       | 0                | 0       | 0       | 0       | 0       | 50      |
| 54. | Duchess Road, Rutherglen             | Rutherglen and Cambuslang | South Lanarkshire Council         | 46                 | 0                        | 46    | Y                 | 2027/28       | 0                | 0       | 0       | 0       | 46      | 0       |
| 55. | Cairnswell Avenue, Cairns (Phase 3)  | Rutherglen and Cambuslang | South Lanarkshire Council         | 44                 | 0                        | 44    | Y                 | 2023/24       | 44               | 0       | 0       | 0       | 0       | 0       |
| 56. | Shieldaig Drive, Rutherglen          | Rutherglen and Cambuslang | South Lanarkshire Council         | 25                 | 0                        | 25    | Y                 | 2027/28       | 0                | 0       | 0       | 25      | 0       | 0       |
| 57. | Central Cambuslang Site              | Rutherglen and Cambuslang | South Lanarkshire Council         | 12                 | 0                        | 12    | Y                 | 2028/29       | 0                | 0       | 0       | 0       | 0       | 12      |
| 58. | Fernbrae Avenue/Ryan Way, Rutherglen | Rutherglen and Cambuslang | South Lanarkshire Council         | 12                 | 0                        | 12    | Y                 | 2025/26       | 0                | 0       | 12      | 0       | 0       | 0       |
| 59. | Central Rutherglen Site              | Rutherglen and Cambuslang | South Lanarkshire Council         | 12                 | 0                        | 12    | Y                 | 2028/29       | 0                | 0       | 0       | 12      | 0       | 0       |

|     |                                    |                           |                           | Units - Tenure     |                          |       |                   |               | Unit Site Starts |         |         |         |         |         |
|-----|------------------------------------|---------------------------|---------------------------|--------------------|--------------------------|-------|-------------------|---------------|------------------|---------|---------|---------|---------|---------|
| Ref | Project                            | Sub-Area                  | Developer                 | Council House Rent | Housing Association Rent | Total | Greener Standards | Approval Date | Pre - 2024/25    | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 |
| 60. | Rutherglen Town Centre             | Rutherglen and Cambuslang | South Lanarkshire Council | 40                 | 0                        | 40    | Y                 | 2024/25       | 0                | 40      | 0       | 0       | 0       | 0       |
| 61. | New Road, Cambuslang               | Rutherglen and Cambuslang | South Lanarkshire/RSL     | 43                 | 0                        | 43    | Y                 | 2023/24       | 43               | 0       | 0       | 0       | 0       | 0       |
| 62. | Market Purchase Scheme (2024/2025) | n/a                       | South Lanarkshire Council | 120                | 0                        | 120   | Y                 | 2024/25       | 0                | 120     | 0       | 0       | 0       | 0       |
| 63. | Market Purchase Scheme (2025/2026) | n/a                       | South Lanarkshire Council | 120                | 0                        | 120   | N                 | 2025/26       | 0                | 0       | 120     | 0       | 0       | 0       |
| 64. | Market Purchase Scheme (2026/2027) | n/a                       | South Lanarkshire Council | 120                | 0                        | 120   | N                 | 2026/27       | 0                | 0       | 0       | 120     | 0       | 0       |
| 65. | Market Purchase Scheme (2027/2028) | n/a                       | South Lanarkshire Council | 120                | 0                        | 120   | N                 | 2027/28       | 0                | 0       | 0       | 0       | 120     | 0       |
| 66. | Market Purchase Scheme (2028/2029) | n/a                       | South Lanarkshire Council | 120                | 0                        | 120   | N                 | 2028/29       | 0                | 0       | 0       | 0       | 0       | 120     |
|     | Total                              |                           |                           | 1,781              | 661                      | 2,442 |                   |               | 640              | 782     | 363     | 242     | 191     | 224     |

### Table 2.1 - Housing infrastructure fund (hif) grant projects

[illegible]

### Table 2.2 - Housing infrastructure fund (hif) loan projects

[illegible]



Table 3 - Potential Hif affordable

|            |          |            | Units - tenure |                  |                             |             | Units - type |                        |   |                     | Greener stand-ards | Ap-proval date                          | Unit site starts |       |       |            |  | Units - completions |       |       |            |                                     | SG AHSP funding requirement (£0.000m) |       |       |            |  |
|------------|----------|------------|----------------|------------------|-----------------------------|-------------|--------------|------------------------|---|---------------------|--------------------|---|------------------|-------|-------|------------|--|---------------------|-------|-------|------------|-------------------------------------|---------------------------------------|-------|-------|------------|--|
| Pro-ject   | Sub-area | Devel-oper | So-cial rent   | Mid mar-ket rent | LCHO Im-prove-ment for sale | Total units | GN           | Spe-cialist Provi-sion | Type of spe-cialist partic-ular need (if known) | Total units by type | Enter Y or N       | Finan-cial year (esti-mated or ac-tual) | 23/24            | 24/25 | 25/26 | Post 26/27 | Total site starts over pe-riod of SHIP | 23/24               | 24/25 | 25/26 | Post 26/27 | Total comple-tions over SHIP period | 23/24                                 | 24/25 | 25/26 | Post 26/27 | Total AHSP fund-ing re-quired over SHIP period |
| NIL return |          |            |                |                  |                             |             |              |                        |   |                     |                    |   |                  |       |       |            |  |                     |       |       |            |                                     |                                       |       |       |            |  |

Table 4 - Affordable housing projects funded or supported by sources other than the RPA/TMDF budget

|                 |          |           |                        |                                      | Approval date |         |         |         |         |   | Unit completions  |         |         |         |         |   | Non SG funding total | Other non-AHSP SG funding (if applicable) | Total funding |         |
|-----------------|----------|-----------|------------------------|--------------------------------------|---------------|---------|---------|---------|---------|---|-------------------|---------|---------|---------|---------|---|----------------------|---|---------------|---------|
| Project address | Sub-area | Developer | Funding support source | Financial Year (actual or estimated) | 2023/24       | 2024/25 | 2025/26 | 2026/27 | 2027/28 |   | Total site starts | 2023/24 | 2024/25 | 2025/26 | 2026/27 |   | 2027/28              | Total unit completions                    | £0.000m       | £0.000m |
| NIL return      |          |           |                        |                                      |               | 0       | 0       | 0       | 0       | 0 |                   | 0       | 0       | 0       | 0       | 0 |                      |   |               |         |
| Total           |          |           |                        |                                      |               | 0       | 0       | 0       | 0       | 0 |                   | 0       | 0       | 0       | 0       | 0 |                      |   |               |         |

Table 5.1 - Council tax on second and empty homes (£0.000m)

| Year    | Tax raised or in hand | Tax used to sup-port affordable housing | Tax carried forward to subsequent years |
|---------|-----------------------|---|---|
| 2017/18 | £0.42                 | £0.42                                   | 0                                       |
| 2018/19 | £0.46                 | £0.46                                   | 0                                       |
| 2019/20 | £0.46                 | £0.46                                   | 0                                       |
| 2020/21 | £0.47                 | £0.47                                   | 0                                       |
| 2021/22 | £0.54                 | £0.54                                   | 0                                       |
| 2022/23 | £0.65                 | £0.65                                   | 0                                       |

Table 5.2 - Developer contributions (£0.000m)

| Year    | Sum raised or<br>in hand | Sum used to<br>assist housing | Sum carried forward to<br>subsequent years |
|---------|--------------------------|-------------------------------|--|
| 2017/18 | £0.71                    | £0.45                         | £0.30                                      |
| 2018/19 | £1.19                    | £0.71                         | £0.48                                      |
| 2019/20 | £2.54                    | £1.66                         | £0.88                                      |
| 2020/21 | £1.44                    | £0.44                         | £1.06                                      |
| 2021/22 | £2.40                    | £1.34                         | £1.06                                      |
| 2022/23 | £2.39                    | £0.29                         | £2.03                                      |