

APPENDIX 3



Housing and Technical Resources

Strategic Housing Investment Plan for South Lanarkshire

2022 – 2027

September 2021

INDEX

Ref	Item	Page
1	Introduction	3
1.1	Purpose	3
1.2	Background	3
1.3	Impact of COVID-19 restrictions	3
1.4	SHIP 2022-2027 preparatory framework	4
1.5	Equalities	4
1.6	Strategic Environmental Assessment	4
2	Context	5
2.1	National strategic housing investment and delivery framework	5
2.1.1	More Homes Scotland	5
2.1.2	Housing to 2040	5
2.1.3	Second Homes	6
2.1.4	Empty Homes	6
2.1.5	Climate change and sustainable housing development	6
2.2	Local strategic housing investment and delivery framework	7
2.2.1	South Lanarkshire Local Development Plan 2	7
2.2.2	Community growth areas land supply	8
2.2.3	Local Housing Strategy (LHS) 2017-2022	8
2.2.4	Affordable housing need and investment priorities	8
2.2.5	Housing Need Demand Assessment (HNDA)	9
2.2.6	Housing Supply Targets (HST)	9
3	Meeting housing need and improving quality of life	10
3.1	Progress towards the delivery of 50,000 (35,000 affordable homes) 2021 target	10
3.1.1	South Lanarkshire Council completions	10
3.1.2	Registered Social Landlords (RSL) completions	11
3.1.3	Private Housing completions	11
3.2	Homelessness and Rapid Rehousing Transition Plan (RRTP) 2019 -2024	12
3.3	Wheelchair accessible housing targets	12
3.4	Gypsy Travellers	13
3.5	Child Poverty	13
3.6	Strategic Commissioning Plan	14
4	SHIP 2022-2027 delivery	14
4.1	SHIP tables and development priorities	14
4.2	Site prioritisation criteria	14
4.3	Financial resources	15
4.4	South Lanarkshire Council contributions	16
4.5	Private developer contributions	16
4.6	Organisational capacity	16
4.7	Other associated considerations	17
4.7.1	Programme for Government	17
4.7.2	How to comment on the SHIP	17

Table 1:	<i>Development priorities Years 1 to 5 (2022 – 2027)</i>
Table 2:	<i>Housing Infrastructure Fund (HIF) Projects</i>
Table 3:	<i>Potential HIF affordable housing projects which may be delivered following HIF investment</i>
Table 4:	<i>Affordable housing projects funded or supported by sources other than RPA/AHSP budget</i>
Table 5.1:	<i>Council Tax on second and empty homes</i>
Table 5.2:	<i>Private developer contributions</i>

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 2022 to 2027 and builds on the progress that has been made towards meeting the 50,000 additional supply of affordable homes across all tenures which was set originally for March 2021, but which has now been extended to March 2022 to reflect the impact of the global Covid-19 pandemic. As well as identifying sites which assist in meeting this target the plan identifies strategic housing projects which may assist in delivering additional units beyond this date.

The development of the SHIP 2022-2027 has been based on the Resource Planning Assumptions noted in section '4.3 Financial Resources' along with consideration of the following mechanisms identified in the Scottish Government's Infrastructure Investment Plan for Scotland 2021-2022 to 2025-2026.

- Over £3.3 billion is 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.
- £5255m 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 £25m capital investment in support of Place, community led regeneration, town centres and 20 minute neighbourhoods.
- £20m Gypsy/Traveller 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 Impact of COVID-19 restrictions

The impact of the COVID-19 restrictions interrupted all sectors of society, affecting the construction and housing sectors' ability to reach the target for 50,000 affordable homes by March 2021. The remaining homes are to be delivered in line with safe working practices with the target for completion extended to 2021/22, as noted in the Scottish Government's long term housing strategy Housing to 2040 published in March 2021.

The council, local developing Registered Social Landlords (RSLs) and the Scottish Government are working closely to ensure that the South Lanarkshire affordable housing programme can be delivered as quickly and safely as possible.

1.4 SHIP 2022-2027 framework

The SHIP has been produced by the Council's Housing and Technical Resources in collaboration with Planning colleagues from Community and Enterprise Resources, Health and Social Care Partnership (H&SCP) and in consultation with the Scottish Government's More Homes Team, developing Registered Social Landlords (RSLs) and private developers. The plan 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 2021/01 (MHDGN).

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 to maintain a minimum three year forward programme. This process takes account of progress 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). The SHIP tables provide the basis for the development of the three-year rolling SLPAs between the Council and Scottish Government. 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.

1.5 Equalities

The SHIP is a delivery plan for the Local Housing Strategy (LHS) 2017-2022. An Equalities Impact Assessment (EQIA) completed for the LHS found the strategy would have a positive impact on the people of South Lanarkshire and there were no negative impacts on protected characteristic groups as identified in the Equality Act 2010. As part of South Lanarkshire Council's approach to mainstreaming equalities, equalities principles were considered throughout the development of the LHS 2017-2022 and informed the associated outcomes and priorities. The key principles included:

- Accessing: providing services in ways that mean everyone can and does have the right to use them
- Community: providing services that bring people together and make the most of individual needs and abilities
- Informing: ensuring everyone has access to information in a format that suits their needs
- Involving: talking to groups and individuals and using their views and opinions to shape the strategy
- Promoting: ensuring individuals are treated fairly and given the opportunity to participate fully no matter their individual need
- Understanding: raising awareness of diversity and ensuring people are treated with dignity and respect

Work to develop the next Local Housing Strategy will commence during 2021/22. As part of the development of the Local Housing Strategy 2022-27, a full EQIA will be completed, to ensure the strategy and its support documents, including the SHIP, continue to positively impact on the people of South Lanarkshire.

1.6 Strategic Environmental Assessment (SEA)

The Council undertook a pre-screening in accordance with the Environmental Assessment (Scotland) Act, 2005, setting out its view that the SHIP will have no effect in relation to the environment. The Council made this decision because the SHIP sits under the hierarchy of the Council Plan, the Local Housing Strategy, and the Local Development Plan, all of which have undergone a full SEA.

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 More Homes Scotland

Following on from the 2015-2020 Joint Housing Delivery Plan (JHDP), the Scottish Government committed £3 billion funding over 5 years, to support the delivery of the 50,000 homes target of which 35,000 were to be for social rent, by March 2021. As noted above this target has been delayed due to the Covid-19 pandemic and is anticipated to be completed by March 2022.

The latest version of the Affordable Housing Supply Programme Out-turn report to 2019-20 illustrates the progress which was made in delivering units towards the 50,000 target, and prior to the onset of the restrictions relating to the Covid-19 pandemic.

Financial Year	2016- 17	2017- 18	2018- 19	2019- 20	4-year Total
Social Rent Completions	4,606	5,294	6,594	6,952	23,446
Other Affordable Completions	2,753	3,284	2,974	2,334	11,345
Total Affordable Completions	7,359	8,578	9,568	9,286	34,791

2.1.2 Housing to 2040

The Scottish Government's long term housing strategy 'Housing to 2040', published in March 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.

Of this figure 50,000 of these affordable homes are to be delivered by 2027 and the SHIP sets out the intentions for 2,606 units to be delivered across South Lanarkshire during that time. The further 50,000 homes to be delivered by 2032 will include accelerating funding towards bringing existing homes into the programme, as well as building new homes.

A timeline of key actions has been set out by the Scottish Government to identify how each part 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 2022-2027 as appropriate.

2.1.3 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. In 2005, local authorities were granted discretionary powers to vary Council Tax discounts on long term empty and unfurnished dwellings. A local authority may give a discount of between 10% and 50% for a second home and resources generated provide additional income to support the provision of new-build affordable housing for rent to meet locally determined priorities.

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

2.1.4 Empty Homes

In 2013, local authorities were granted additional discretionary Council Tax variation powers on long term empty properties to help bring properties back into use. A local authority may set a council tax increase of 100% on certain properties which have been empty for one year or more. South Lanarkshire Council have applied a 100% levy on empty homes since 1 April 2019 and raised £469,000 in revenue from the levy during the financial year 2020/21.

Recognising the importance of bringing empty homes back into use and the contribution this can make towards meeting housing need, during 2020 South Lanarkshire Council appointed a Strategy and Policy Officer (Empty Homes) to assist property owners in bringing their properties back into use. The post which is part funded for the first two years by the Scottish Empty Homes Partnership enhances existing services by providing a range of information, assistance, and support to help owners of empty homes to consider options for bring their property back into use. Referrals for this service are made internally and by the public who can report an empty property using an online form available on the council's website. As of 31st July 2021, there is an active caseload of 98 properties which are currently being pursued.

The council has set a target in the LHS of bringing 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 regularly, attended by officers from Building Standards, Environmental Services, Council Tax, HomeImprove Service and Legal Services to address issues presented by empty homes and to develop a partnership approach in bringing properties back into use.

2.1.5 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 as per Scottish Government's higher Energy Efficiency Standards for Social Housing post 2020, (EESH2).

South Lanarkshire Council's Sustainable Development and Climate Change Strategy 2017-2022, contains specific outcomes relating to housing, ensuring homes and communities are energy efficient, environmentally sustainable and that fuel poverty is minimised. The LHS reinforces these outcomes in Chapter 3, 'Housing quality and energy efficiency' where the aim is to increase the supply of low carbon and highly energy efficient homes.

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

domestic properties across Scotland to the following Energy Performance Certificate (EPC) bandings:

- Eligible social rented properties should achieve EPC Band B by 2032
- Eligible private rented properties should achieve EPC Band E by 2022*, Band D by 2025, Band C by 2030
- Eligible owner-occupied properties should achieve EPC Band C by 2040

**As a result of the Covid-19 pandemic, the requirement for achieving EPC Band E for private rented properties was delayed. Further details on this are expected to be published by the Scottish Government later in 2022.*

In addition to this, on 25 September 2019, South Lanarkshire Council approved and published a Statement of Intent in response to the Climate Change Emergency. This outlined a commitment from the Council to internally and externally contribute to wider efforts to tackle climate change and emission levels that impact on this.

As with the LHS, the Council is currently developing a new Sustainable Development and Climate Change Strategy (SDCCS) for the period 2022 to 2027. The housing sectors' contribution to this is expected to be significant, with new requirements for decarbonised heat sources to be installed in all new domestic buildings from 2023. Consideration is also being given to the electric vehicle charging infrastructure required to be installed with all new domestic buildings and how this can be effectively delivered.

2.2 Local Strategic Housing Investment and Delivery Framework

2.2.1 South Lanarkshire Local Development Plan

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 Scottish Planning Policy 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.

2.2.2 Community growth areas land supply

South Lanarkshire has identified 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 A' below sets out the remaining supply and capacity position, based on the draft 2021 Housing Land Audit.

Table A: Community Growth Areas (CGAs)

Community Growth Area	No of Sites	Capacity		
		2021-2026	Post 2026	Total
Carluke	4	22	550	572
East Kilbride	31	1691	769	2460
Ferniegair/Larkhall	8	150	1130	1280
Hamilton	15	620	820	1440
Newton	6	228	418	646
Total	64	2711	3687	6398

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 (LHS) 2017-2022

'Affordable Homes: Sustainable Places' is South Lanarkshire's LHS covering the five year period from 2017 to 2022 and is subject to annual review. Closely linking to other council and partner strategies and plans, the LHS shares strategic outcomes that are reflected in the Council Plan, Connect and the South Lanarkshire Community Plan.

2.2.4 Affordable housing need and investment priorities

The LHS has been informed by the Housing Need Demand Assessment 2 (HNDA2) and the detailed pressure analysis undertaken by the Council for its housing supply, examining trends in demand and turnover. The key issues and challenges identified for each of the four Housing Market Area (HMAs) within South Lanarkshire include:

- Clydesdale has a distinct rural profile which ranges from high pressured areas in terms of both demand for private and affordable housing, to stressed areas with pockets of unsustainable housing in the long term.
- Rutherglen and Cambuslang requires continued regeneration of large local authority housing areas and addressing mismatches in supply and demand of appropriate property type and size.
- East Kilbride has very high demand and comparatively low turnover of homes for social rent. Due to its new town heritage, it also has a particular concentration of people of a similar older demographic and demand for suitable accessible accommodation.
- Hamilton has the largest housing stock and a higher overall demand. It also incorporates areas with concentrations of both wealth and deprivation, which have varying needs in terms of housing supply and regeneration requirements.

The LHS contains five strategic outcomes relating to affordable housing. Details of the strategic outcomes and associated key actions to be progressed are provided below.

- **LHS Outcomes 1 and 2 - Housing supply, choice and affordability**
 - Address affordable housing shortages in high demand areas¹ and continue progressing the Affordable Housing Policy on new developments and investigate intermediate tenure choice.
- **LHS Outcome 4 - Housing quality and energy efficiency**
 - Continue to increase supply of low carbon and highly energy efficient homes to meet the Energy Efficiency Standard for Social Housing (EESH), tackle fuel poverty and address climate change
- **LHS Outcome 5 - Supporting Independent Living and Specialist Provision**
 - Increase supply of amenity housing for older people
- **LHS Outcome 9 - Sustainable places**

¹High demand areas of South Lanarkshire: Clydesdale: Carluke, Lanark and Biggar, Hamilton: Bothwell and Uddingston, Rutherglen and Cambuslang: priority neighbourhood areas, East Kilbride: throughout the area

- Promote the continued use of brownfield sites and use of vacant or derelict land and address shortages in particular house sizes
- Continue to progress the Whitlawburn Regeneration Masterplan

2.2.5 Housing Need and Demand Assessment (HNDA)

The evidence detailed within the HNDA 2015 shows South Lanarkshire has a significant level of affordable housing need across all four Housing Market Areas. The estimates of households unable to meet their needs in the market and therefore requiring some form of subsidised affordable home are high.

South Lanarkshire Council is currently working with neighbouring local authorities across the Glasgow City Region to progress the development of a new HNDA. This will take account of both recent policy and legislative changes that have occurred since 2015 and reflect new guidance set by the Scottish Government on development of the assessment.

The new HNDA, scheduled for delivery during 2021/22, will inform the housing supply targets contained within the LHS 2022-2027 and be included in the SHIP from 2023.

2.2.6 Housing supply targets

Targets set out in the LHS 2017-2022 are broadly consistent with those that were developed through the Housing Market Partnership, supported by the Glasgow and the Clyde Valley Strategic Development Planning Authority, and published in Clydeplan Strategic Development Plan (2016) and in the background Report 8 'Beyond the Housing Need and Demand Assessment'. South Lanarkshire targets are detailed in Table B.

Table B: 2017-2022 housing supply targets

Tenure	Per Year	Total
Affordable	300	1,500
Market (private)	758	3,790
All	1,058	5,290

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 housing²
- 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 Progress towards delivery of 50,000 all tenures (35,000 affordable homes) target

3.1.1 South Lanarkshire Council's Home+ Programme (1,000 additional council homes)

Steady progress has been made towards the delivery of 1,000 additional homes set out in the LHS as part of South Lanarkshire Council's contribution to the Scottish Government's original 2021 targets.

² There are four housing lists within the housing allocation policy. Applicants queued within the urgent housing need list have the highest priority for housing, this includes homeless applicants, those with an urgent medical need and ex-H.M Forces personnel who meet specific criteria

A total of 700 homes [462 new build and 238 Open Market Purchases (OMP)] have been added to the Council's stock and the outcomes broadly meet the diverse housing needs requirements as identified in the current LHS. A significant proportion (49%) of the Council's new build social rented supply that have been completed address the needs of older people and those with particular needs. This is consistent with the population and household projections of an aging population in South Lanarkshire.

Table C sets out all additional homes (new build completions and OMP) in each Housing Market Area (HMA) with the associated housing needs categories. The new build supply has been built to Housing for Varying Needs (HfVN) standards featuring barrier free internal spaces, energy efficient and high quality standards.

Table C: South Lanarkshire Council additional homes – 2015/16 to March 2021

Housing Market Area	Units	General Needs	Particular Needs/Amenity
East Kilbride	170	64	106
Clydesdale	58	22	36
Hamilton	80	54	26
Rutherglen/Cambuslang	154	92	62
OMP – All Areas	238	234	4
Total	700	466	234
Percentage		67%	33%

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

3.1.2 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. RSLs have delivered a total of 1058 social rented homes as set out in Table D below.

Table D: RSL completions - 2015/16 to March 2021

Housing Market Area	Units
East Kilbride	428
Clydesdale	144
Hamilton	415
Rutherglen/Cambuslang	71
Total	1058

3.1.3 Private Housing completions

Private housing developments have progressed at a good pace, with a total of 3421 completions during the three-year period from 2019, with 1081 of these in the community growth areas (based on draft 2021 figures) see table E below.

Table E: Private Housing completions – 2019 to March 2021

Housing Market Area	Total Completed	Community Growth Area	Units
Clydesdale	311	Carluke	20
East Kilbride	1064	East Kilbride	23
Hamilton	1078	Ferniegair/Larkhall	303
		Hamilton	464
Rutherglen/Cambuslang	968	Newton	271
Total	3421		1081

3.2 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 s 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 Open 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 second annual review of the RRTP was approved by Housing and Technical Resources Committee in June 2021. The review confirmed that good progress had been made against the action plan with key achievements noted including the delivery of 339 additional affordable homes for social rent by the Council and RSL partners during 2020/21.

3.3 Wheelchair accessible housing targets

Scottish Government guidance MHDN 2019/20 recommends setting wheelchair housing targets within the LHS to support the delivery of more wheelchair accessible housing. This is a key housing action in 'A Fairer Scotland For Disabled People' delivery plan.

Through the LHS annual review process in 2018/19, and following agreement with developing Registered Social Landlords across South Lanarkshire, a target of 8% as a proportion of new build social homes was introduced. 5% (8 of the 144) new council homes built in 2020/21 were categorised as wheelchair accessible and this will be reported against the 2020/21 LHS annual review. The target figure was not achieved during 2020/21 due to the closure of sites during the Covid-19 pandemic, additional units will be completed during 2021/22.

Following this process an 8% target for all new build private sector housing across South Lanarkshire was also agreed. This was set in line with the target agreed for the social housing sector, avoiding distinction, and ensuring consistency across housing tenures. The Council continues to engage with the Scottish Government and monitor progress at a national level in support of the implementation of the target as part of the wider National Planning Framework 4.

3.4 Gypsy/Travellers

South Lanarkshire Council owns and manages two Gypsy/Traveller sites with 22 pitches at Shawlands Crescent in Larkhall, and 6 pitches at Springbank Park, East Kilbride operating at full occupancy.

The current LHS identified a key investment priority to review funding and options for additional dwelling pitches to address the changing needs of the community such as ageing, health or mobility issues. Following a prolonged period of consultation and engagement with residents, site investment master plans were developed and published in 2020/21 and a range of improvement projects are now underway on the sites. This includes the installation of new communal facilities, pitch extensions and energy efficiency improvements to the amenity buildings. Digital connectivity is also being improved on both sites, with the installation of free Wi-Fi taking place which aims to improve resident's ability to connect socially and support education and work activity.

In 2019, CoSLA and the Scottish Government jointly published the 'Improving lives for Gypsy/Travellers 2019-21 Action Plan' which requires local authorities across Scotland to take a range of steps to improve outcomes for the Gypsy/Traveller community. This includes improving the quality of sites provided and ensuring the wider needs of the local Gypsy/Traveller community are met. The Council continues to engage with both CoSLA and the Scottish Government on delivering key outcomes within the plan and ensure the national outcomes sought are aligned with those already being progressed locally. Officers from the council are also involved in a range of development and improvement groups established by the Scottish Government and CoSLA. This includes the 'New and Improved Accommodation Group' and the 'Negotiated Stopping Improvement Group'.

To understand how it can continue to meet the needs of the wider Gypsy/Traveller community, the Council has also committed to developing a new accommodation needs assessment for Gypsy/Travellers across South Lanarkshire. This will be delivered in partnership with a range of services who currently work with and support Gypsy/Traveller communities across South Lanarkshire and will inform any future investment for site expansion or new provision.

3.5 Child poverty

The third South Lanarkshire Local Child Poverty Action Report (LCPAR) was approved by the Community Planning Partnership Board in September 2021 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.

3.6 Strategic Commissioning Plan

The South Lanarkshire Health and Social Care Partnership Strategic Commissioning Plan (SCP2), published in April 2019, sets out the key priorities for health and social care services during the period 2019-22.

The SCP2 contains 13 strategic priorities and has an incorporated housing contribution statement. Two of the strategic priorities directly relate to housing and homelessness and align with the strategic priorities already contained within the LHS and RRTP. The SHIP directly aligns with the strategic priority, 'suitable and sustainable housing' by setting out the affordable housing priorities which contribute towards increasing the supply of housing and improving access to and choice of housing options that suit people's needs and which they are able to afford and sustain.

During 2021/22, the SCP2 will be reviewed and a new SCP3 developed.

4. SHIP 2022-2027 delivery

4.1 SHIP tables and development priorities

The tables set out 82 sites with an estimated total capacity for the delivery of a programme of up to 2,606 new affordable homes over the five year period to March 2027. 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 D: combined five year affordable housing units by Housing Market Area

Clydesdale	Hamilton	East Kilbride	Rutherglen/ Cambuslang	OMP (various areas)	South Lanarkshire
241	861	728	436	340	2606
9%	33%	28%	17%	13%	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 E.

Table E: 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
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 E 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 programme 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 comes 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 open 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.

In July 2021, the Scottish Government issued Resource Planning Assumptions to councils across Scotland covering the five years periods from 2021/22 to 2025/26. The total RPA issued to South Lanarkshire for 2022/23 to 2025/26 is £121.094m.

The SHIP reflects the RPA which has been confirmed for 2022/23 – 2025/26 with the RPA for 2026/27 forecast using the confirmed RPA for 2025/26. In line with current Scottish Government guidance for the preparation of the SHIP for forward planning purposes, a slippage factor of 25% has again been factored into the RPA for all five years.

Development of the SHIP 2022-2027 has therefore been based on the following funding mechanisms:

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)
2022/23	£30.160	£37.700
2023/24	£30.074	£37.592
2024/25	£30.180	£37.725
2025/26	£30.680	£38.350
2026/27	£30.680**	£38.350
Total	£151.774	£189.717

* RPA + 25% slippage factor applied

** Subject to future years funding commitment

4.4 South Lanarkshire Council contributions

The Council's key funding sources include:

- Prudential borrowing of over £71.657 million was approved in 2021/22 budget
- Council Tax on second homes and empty homes generated £469,000 in 2020/21

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 Other associated considerations

4.7.1 Programme for Government

In September 2021, the Scottish Government published its 'Programme for Government, with an action to deliver 110,000 affordable home across Scotland by 2032, with at least 70% in the social rented sector. It is therefore important to ensure that warm and safe homes are provided for all that are part of vibrant communities with services, amenities, jobs and connectivity close to home. Experience of the COVID-19 restrictions has also highlighted the importance of considering the quality of the environment that people live in and creating conditions that promote healthier lifestyles.

The SHIP has been developed at a time when the Investment Grant discussions are concluding however future benchmark figures have not been confirmed. The SHIP will adapt to reflect the outcome of this and will continue to consider all relevant themes identified in Housing to 2040 and highlighted within the Programme for Government. Significant progress has already been made in relation to aligning the SHIP with relevant national and local strategies and policies, thereby allowing a seamless progression towards achievement of the Housing to 2040 vision.

4.7.2 How to comment on the SHIP

Please provide any comments to:

Rosie Hart

Development and Private Sector Co-ordinator

Housing and Technical Resources

South Lanarkshire Council

Floor 10, Almada Street

Hamilton ML3 0AA

Phone: (01698) 454588

Email: Rosie.Hart@southlanarkshire.gov.uk

Web: www.southlanarkshire.gov.uk

For more information or if you want this information in a different format or language, please phone (01698) 454588 or email Rosie.Hart@southlanarkshire.gov.uk