



**Housing and Technical Resources**

**Strategic Housing Investment Plan for South Lanarkshire 2023 – 2028  
October 2022**

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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 2023-2028 and builds on the progress that has been made towards meeting the target of 50,000 additional supply of affordable homes across all tenures which was set originally for March 2021, but which was extended to March 2022 to reflect the impact of the global Covid-19 pandemic. The SHIP identifies potential sites which will deliver strategic housing projects to deliver affordable housing across South Lanarkshire.

The development of the SHIP 2023-2028 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 2022-2023 to 2027-2028.

- 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.
- £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 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, and construction price increases on the programme**

The impact of the Covid-19 pandemic interrupted all sectors of society, affecting the construction and housing sectors' ability to reach the national target for 50,000 affordable homes by March 2021. The target for completion of these homes was 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 continue to work closely to ensure that the South Lanarkshire affordable housing programme can be delivered as quickly and safely as possible.

The Scottish Social Housing Tender Price Index measures the movement in construction costs of social housing in Scotland. The latest published quarterly briefing (June 2022) indicates tender prices for social housing in Scotland are rising steadily. In Q4 21/22 they were up 4.0% on the previous quarter and 8.3% on the same quarter a year earlier. Underlying construction costs of labour, materials and plant contributed to these rises. The

council will continue to monitor these costs for future projects to ensure the council achieves best value for money.

#### **1.4 SHIP 2023-2028 framework**

The SHIP has been produced by the Council's Housing and Technical Resources in collaboration with Planning colleagues from Community and Enterprise Resources, and 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 2022/01 (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). An Equalities Impact Assessment (EQIA) completed for the current LHS (2017-2022) 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 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

The next LHS covering the period 2022-2027 is under development and scheduled for publication in December 2022. As part of the development of this a full EQIA is being prepared and will be completed. This will ensure the strategy and other key documents it aligns with, 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 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.

Of this figure 55,000 of these affordable homes are to be delivered by 2027. A further 55,000 homes to be delivered by 2032 including accelerating investment funding towards bringing existing homes into the programme, as well as building new homes. The SHIP sets out the capacity to deliver 2562 units in South Lanarkshire by 2028.

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 2023-2028 as appropriate.

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

In September 2021, the Scottish Government published its 'Programme for Government', reiterating the aim to deliver 110,000 affordable homes across Scotland by 2032 which are warm, safe and well connected. Experience of the Covid-19 pandemic has also highlighted the importance of considering the quality of the environment that people live in and creating conditions that promote healthier lifestyles.

Investment Grant discussions concluded in October 2021 and revised benchmark figures have been published. These figures reflect increases in build costs since benchmark figures were first set. Registered Social Landlords can claim for increased monies for additional build standards such as net zero homes, home working stations etc.

The revised baseline benchmark was set for local authorities at £71,500 (3-person equivalent), with the option to apply additional quality measure benchmarks where there was an increase to the specification of properties to include items such as space for work or study, fire suppression systems, zero emission heating systems amongst others, with could increase the figure to £84,800.

Local authorities across Scotland are now working to the revised benchmark levels. Locally the council has based applications for grant funding under the new scheme on a financial assessment to confirm that the development will not have an adverse impact on the housing business plan or rent affordability for tenants.

### 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 to 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 Scottish Planning Policy and Scottish Government HNDA Guidance. As a consequence, HSTs may be higher or lower than the housing estimates calculated in the HNDA.

The proposed targets for South Lanarkshire are detailed in Table A below. These will be confirmed following approval and publication of the LHS 2022-2027.

**Table A: Proposed 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 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. Additionally, income generated from the application of council tax to “second homes” is also used 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 the South Lanarkshire Council programme.

### 2.1.5 Empty Homes

Since 2013, local authorities have been 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 has applied a 100% levy on empty homes since 1 April 2019 and raised £496,000 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 2021 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 made internally and by the public who can report an empty property using an online form available on the council’s website. As of 31 July 2022, there is an active caseload of 104 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.

### **2.1.6 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).

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) also guides building owners and users, outlining steps to reduce greenhouse gas emissions from homes, workplaces, and community buildings, aiming to ensure poor energy performance does not lead to fuel poverty.

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 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 at a later date.

### **2.1.7 Community Plan 2022-2032**

The 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 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 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
Ferniegair/Larkhall	6	162	1100	1262
Hamilton	14	740	766	1506
Newton	6	266	348	614
<b>Total</b>	<b>61</b>	<b>2913</b>	<b>3187</b>	<b>6100</b>

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 next 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 now aligns with priorities of people, progress and planet contained within the South Lanarkshire Community Plan.

Following the structure of the LHS 2017-2022, the draft 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 Home+ Programme**

The Home+ Programme set a target to deliver 1,000 additional new houses for the council. This target is to be achieved during 2022/23. 38% of the Council's new build supply addresses the needs of older people and those with particular needs. This meets the requirements identified in the current LHS and is consistent with the population and household projections of an ageing population in South Lanarkshire.

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

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.

### **3.2 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 1,247 social rented homes

### **3.3 Private Housing completions**

Private housing developments have progressed at a good pace, with a total of 3256 completions during the three-year period from 2020, with 937 of these in the community growth areas (based on draft 2022 figures).

### **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 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 third annual review of the RRTP was approved by Housing and Technical Resources Committee in June 2022. The review confirmed that good progress had been made against the action plan to date.

### **3.5 Wheelchair accessible housing targets**

Scottish Government guidance MHDN 2019/02 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.

Adaptations to existing and new supply of social housing contribute to increasing the supply of fully wheelchair accessible 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

accessible 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 accessible housing supply.

As per the LHS Guidance (2019) a target for the proportion of new-build properties across all housing tenures was set at 8%. This will be kept under review as part of the LHS annual review process, analysis of demand and discussions with partners and developers.

### **3.6 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 operating at full occupancy.

It is proposed the LHS 2022-2027 will build 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 continue to implement improvement projects from the two masterplans, developed in conjunction with current site residents.

### **3.7 Child poverty**

The fourth South Lanarkshire Local Child Poverty Action Report (LCPAR) was approved by the Community Planning Partnership Board in September 2022 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.

### **3.8 Strategic Commissioning Plan 2022-2025**

The Public Bodies (Joint Working) (Scotland) Act 2014 established requirements for the integration of health and social care services for adults across Scotland. The local Integration Authority, 'South Lanarkshire Health and Social Care Partnership' assumed responsibility for delegated functions on 1 April 2016 and has published its third Strategic Commissioning Plan (2022-25).

Key themes of the Strategic Commissioning Plan include promoting sustainable and housing and contributing to homelessness prevention and reduction. The Local Housing Strategy (LHS) is very closely aligned to the plan with a specific Housing Contribution Statement setting out how partners and services will help people to remain healthy and well and support them to live independently within their own homes. The Strategic Commissioning Plan and the LHS also work together to contribute to wider social and economic community planning priorities and goals, including tackling inequalities and supporting more vulnerable people to achieve better outcomes and quality of life.

## 4. SHIP 2023-2028 delivery

### 4.1 SHIP tables and development priorities

The tables set out 72 sites with an estimated total capacity for the delivery of up to 2562 additional affordable homes over the five-year period to March 2028. 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 (various areas)	South Lanarkshire
332	810	807	313	300	2562
14%	36%	36%	14%	n/a	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
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 Housing Revenue Account (HRA) through 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.

The Scottish Government has published Resource Planning Assumptions for councils across Scotland covering the five year period from 2021/22 to 2025/26. The total published RPA issued to South Lanarkshire for this period is £156.084.

The SHIP has been prepared taking account of the estimated RPA of £152.3m for planning purposes, for the future period from April 2023 to March 2028. In accordance with the guidance, for planning purposes, councils are asked to over-programme by a factor of 25% per year to allow for slippage in the programme.

Table E below summarises the RPA projected between 2023 to 2028:

**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)
2023/24	£30.074	£37.592
2024/25	£30.180	£37.725
2025/26	£30.680	£38.350
2026/27	£30.680**	£38.350
2027/28	£30.680**	£38.350
<b>Total</b>	<b>£152.30</b>	<b>£190.37</b>

\* RPA + 25% slippage factor applied

\*\* Projections subject to confirmation of funding for future years.

### 4.4 South Lanarkshire Council contributions

The Council's key funding sources include:

- Prudential borrowing by the HRA of over £26.452 million was approved in 2022/23 budget
- Council Tax on second homes and empty homes generated £496,000 in 2021/22

#### **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 [SratSupAdm@southlanarkshire.gov.uk](mailto:SratSupAdm@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 – SHIP 2023-2028

No	Project	Housing Market Area	Developer	Post code	Priority	Social rent		Other affordable tenures		Total Units	Greener Standard	Estimated approval date	Year 1 23/24 (£m)	Year 2 24/25 (£m)	Year 3 25/26 (£m)	Year 4 26/27 (£m)	Year 5 27/28 (£m)	Total (£m)
						GN	SN	IMR	NSSE									
1	Stroud Road, East Kilbride	East Kilbride	Cairn HA Ltd	G75 0HQ	Medium	32	0	0	0	32	Yes	06/09/2023	0.000	2.976	0.000	0.000	0.000	2.976
2	Hoover Site Phase 2	Cambuslang/Rutherglen	Clyde Valley HA Ltd	G72 7 EB	Medium	15	2	0	0	17	Yes	01/04/2024	0.000	1.326	0.000	0.000	0.000	1.326
3	Braxfield Road/Hyndford Road, Lanark	Clydesdale	Clyde Valley HA Ltd	ML11 9AB	High	15	24	0	0	39	Yes	03/05/2022	0.000	0.000	0.000	0.000	0.000	0.000
4	Woodend Road, Carluke	Clydesdale	Clyde Valley HA Ltd	ML8 4EF	Medium	12	12	0	0	24	Yes	01/04/2022	0.000	1.000	1.000	0.000	0.000	2.000
5	Vogue Cinema, Lanark	Clydesdale	Clyde Valley HA Ltd	ML11 7JS	Low	6	3	0	0	9	Yes	01/08/2023	0.000	0.500	0.500	0.000	0.000	1.000
6	Mavor Avenue Phase 4, East Kilbride	East Kilbride	Clyde Valley HA Ltd	G74 4XT	Medium	12	12	0	0	24	Yes	01/04/2024	0.000	1.872	0.000	0.000	0.000	1.872
7	Thornton Farm, East Kilbride	East Kilbride	Clyde Valley HA Ltd	G74 5AL	Low	19	2	0	0	21	Yes	01/05/2023	0.000	1.638	0.000	0.000	0.000	1.638
8	Alness Street	Hamilton	Clyde Valley HA Ltd	ML3 6RS	Low	14	12	0	0	26	Yes	01/04/2026	0.000	0.000	1.000	1.028	1.000	3.028
9	Bothwell Road Hamilton	Hamilton	Clyde Valley HA Ltd	ML3 0AS	Medium	20	20	0	0	40	Yes	01/04/2023	0.500	1.000	1.000	0.000	0.000	2.500
10	Cadzow Gait Phase 5	Hamilton	Clyde Valley HA Ltd	ML3 7GX	Medium	8	8	0	0	16	Yes	01/04/2024	0.000	1.248	0.000	0.000	0.000	1.248
11	Hamilton Vogue, Keith Street, Hamilton	Hamilton	Clyde Valley HA Ltd	ML3 7BL	High	6	12	0	0	18	Yes	01/04/2023	1.868	0.000	0.000	0.000	0.000	1.868
12	Torhead Farm	Hamilton	Clyde Valley HA Ltd	ML3 8SZ	Low	55	2	0	0	57	Yes	01/03/2027	0.000	0.000	0.000	2.000	2.446	4.446
13	Market Road, Biggar	Clydesdale	Clydesdale HA	ML12 6FX	High	16	4	0	0	20	Yes	05/06/2023	1.250	0.000	0.000	0.000	0.000	1.250
14	Alberta Avenue	East Kilbride	East Kilbride HA	G75 8NH	Medium	20	10	0	0	30	Yes	17/08/2022	0.000	0.500	2.200	0.000	0.000	2.700
15	Bosfield Corner	East Kilbride	East Kilbride HA	G74 4AZ	High	0	18	0	0	18	Yes	18/08/2022	0.000	0.300	1.140	0.000	0.000	1.440
16	Carnegie Hill	East Kilbride	East Kilbride HA	G75 0AE	Low	0	16	0	0	16	Yes	01/04/2025	0.000	0.000	0.000	0.000	1.000	1.000
17	Hunter Primary School, Cornfoot Crescent	East Kilbride	East Kilbride HA	G74 3YB	Low	36	4	0	0	40	Yes	31/03/2024	0.000	0.000	0.000	0.750	0.000	0.750
18	Auldhouse Road, Langlands	East Kilbride	East Kilbride HA	G75 0SG	Medium	26	4	0	0	30	Yes	01/04/2023	0.600	1.800	1.800	0.000	0.000	4.200
19	Jackton Road	East Kilbride	East Kilbride HA	G75 8RW	Low	18	6	0	0	24	yes	29/03/2025	0.000	0.000	0.000	2.800	1.000	3.800
20	Goremire Road, Carluke	Clydesdale	Link Group	ML8 4PF	High	74	7	0	0	81	Yes	01/12/2022	9.000	2.714	0.000	0.000	0.000	11.714
21	Auldhouse Road, Langlands	East Kilbride	Link Group	G75 0SG	Medium	198	22	0	0	220	Yes	01/04/2023	11.240	7.480	0.000	0.000	0.000	18.720
22	Dunkeld Place, Hamilton	Hamilton	Link Group	ML3 9PY	Medium	22	2	0	0	24	Yes	01/03/2025	0.000	0.200	3.706	0.000	0.000	3.906
23	Grier Place, Larkhall	Hamilton	Link Group	ML9 1AN	High	44	4	0	0	48	Yes	01/05/2023	4.900	2.277	0.000	0.000	0.000	7.177
24	Wellhall Road, Hamilton	Hamilton	Link Group	ML3 9TA	High	52	7	0	0	59	Yes	30/06/2023	2.786	2.500	0.000	0.000	0.000	5.286
25	Braidwood House, Braidwood Road, Carluke	Clydesdale	RSL	ML8 5NU	Low	30	0	0	0	30	Yes	01/02/2023	0.000	0.000	1.500	2.500	3.000	7.000
26	Avon Street, Larkhall	Hamilton	RSL	ML9 1AT	Low	23	2	0	0	25	Yes	01/04/2026	0.000	0.000	0.000	2.120	0.000	2.120
27	New Road, Halfway	Cambuslang/Rutherglen	Rutherglen/ Cambuslang HA Ltd	G72 7PU	High	35	8	0	0	43	Yes	31/01/2023	4.800	0.000	0.000	0.000	0.000	4.800
28	Former Greenhills Sports Centre, Stroud Road, East Kilbride	East Kilbride	Sanctuary Scotland HA	G75 0YA	High	25	3	0	0	28	Yes	01/04/2021	0.000	0.000	0.000	0.000	0.000	0.000
29	Bouverie Street, Rutherglen	Cambuslang/Rutherglen	SLC/RSL	G73 3RX	Medium	46	4	0	0	50	Yes	01/04/2024	0.000	4.240	0.000	0.000	0.000	4.240
30	Sheildaig Drive, Rutherglen	Cambuslang/Rutherglen	SLC/RSL	G73 4DN	Low	22	3	0	0	25	Yes	01/04/2026	0.000	0.000	0.000	2.120	0.000	2.120
31	Douglas Street, Hamilton	Hamilton	SLC/RSL	ML3 0PB	High	9	12	0	0	21	Yes	01/04/2023	1.781	0.000	0.000	0.000	0.000	1.781
32	Millheugh Brae Glengowan Larkhall	Hamilton	SLC/RSL		Medium	25	8	0	0	33	Yes	01/04/2025	0.000	0.000	1.399	1.399	0.000	2.798
33	Cairnswell Avenue, Cairns Ph 3	Cambuslang/Rutherglen	South Lanarkshire Council	G72 8SA	High	34	10	0	0	44	Yes	30/12/2022	1.867	1.867	0.000	0.000	0.000	3.734
34	Central Site,Cambuslang	Cambuslang/Rutherglen	South Lanarkshire Council	G72	Low	10	2	0	0	12	Yes	01/05/2025	0.000	0.000	1.018	0.000	0.000	1.018
35	Central Site, Rutherglen	Cambuslang/Rutherglen	South Lanarkshire Council	G72	Low	10	2	0	0	12	Yes	01/05/2026	0.000	0.000	0.000	1.018	0.000	1.018
36	Fernbrae Avenue/Ryan Way, Rutherglen	Cambuslang/Rutherglen	South Lanarkshire Council	G73 4AH	Low	12	0	0	0	12	Yes	01/04/2025	0.000	0.000	1.018	0.000	0.000	1.018
37	Former Speyside Distillery Site, Duchess Road, Rutherglen	Cambuslang/Rutherglen	South Lanarkshire Council	G73 1AU	Medium	26	20	0	0	46	Yes	01/04/2025	0.000	0.000	3.901	0.000	0.000	3.901
38	Delves Road, Lanark	Clydesdale	South Lanarkshire Council	ML11 9DU	Low	0	12	0	0	12	Yes	01/04/2024	0.000	0.000	0.000	1.018	0.000	1.018



No	Project	Housing Market Area	Developer	Post code	Priority	Social rent		Other affordable tenures		Total Units	Greener Standard	Estimated approval date	Year 1 23/24 (£m)	Year 2 24/25 (£m)	Year 3 25/26 (£m)	Year 4 26/27 (£m)	Year 5 27/28 (£m)	Total (£m)
						GN	SN	IMR	NSSE									
39	Thornton Farm, East Kilbride	East Kilbride	South Lanarkshire Council	G74 5BD	Low	20	4	0	0	24	Yes	01/04/2026	0.000	0.000	0.000	2.035	0.000	2.035
40	Central East Kilbride site	East Kilbride	South Lanarkshire Council	G74 1AB	Low	10	2	0	0	12	Yes	01/04/2024	0.000	0.000	0.708	1.018	0.000	1.726
41	Eaglesham Road, East Kilbride	East Kilbride	South Lanarkshire Council	G75 8RW	High	36	6	0	0	42	Yes	31/08/2023	0.000	3.562	0.000	0.000	0.000	3.562
42	East Overton Farm, Strathaven	East Kilbride	South Lanarkshire Council	ML10 6SZ	Medium	22	2	0	0	24	Yes	03/04/2023	0.000	2.035	0.000	0.000	0.000	2.035
43	EK CGA (Site B - Jacktonhall)	East Kilbride	South Lanarkshire Council	G75 8RW	High	36	4	0	0	40	Yes	31/08/2023	0.000	3.392	0.000	0.000	0.000	3.392
44	EK CGA (site C)	East Kilbride	South Lanarkshire Council	G75 8RR	Low	24	20	0	0	44	Yes	28/04/2025	0.000	0.000	3.731	0.000	0.000	3.731
45	EK CGA (Site D)	East Kilbride	South Lanarkshire Council	G75 8RW	Low	33	3	0	0	36	Yes	31/03/2024	0.000	0.000	3.053	0.000	0.000	3.053
46	EK CGA (Site E)	East Kilbride	South Lanarkshire Council	G75 8RW	High	45	11	0	0	56	Yes	31/03/2023	0.000	4.749	0.000	0.000	0.000	4.749
47	EK CGA (site F - Newsland Road)	East Kilbride	South Lanarkshire Council	G75 8RR	High	34	12	0	0	46	Yes	01/04/2023	0.000	3.901	0.000	0.000	0.000	3.901
48	Avon Road, Larkhall	Hamilton	South Lanarkshire Council	ML9 1EL	High	32	6	0	0	38	Yes	15/08/2022	0.000	0.000	0.000	0.000	0.000	0.000
49	Brackenhill Farm, Hamilton	Hamilton	South Lanarkshire Council	ML3 8LU	High	47	2	0	0	49	Yes	23/02/2023	4.155	0.000	0.000	0.000	0.000	4.155
50	Carlisle Road (Former ELU)	Hamilton	South Lanarkshire Council	ML3 7BZ	Medium	0	20	0	0	20	Yes	31/03/2024	0.000	0.841	0.841	0.000	0.000	1.682
51	Central Site Hamilton	Hamilton	South Lanarkshire Council	ML3 0AA	Medium	10	2	0	0	12	Yes	31/03/2024	0.000	1.017	0.000	0.000	0.000	1.017
52	Former Philips Factory, Wellhall Road, Hamilton	Hamilton	South Lanarkshire Council	ML3 8PA	High	34	6	0	0	40	Yes	15/09/2022	1.976	0.000	0.000	0.000	0.000	1.976
53	Brackenhill Farm Hamilton CGA site	Hamilton	South Lanarkshire Council	ML3 8LU	Medium	46	4	0	0	50	Yes	30/09/2023	2.120	2.120	0.000	0.000	0.000	4.240
54	Hamilton Green, Hamilton	Hamilton	South Lanarkshire Council	ML3 0JB	High	57	32	0	0	89	Yes	30/11/2022	0.000	3.774	3.773	0.000	0.000	7.547
55	Larkhall Academy Site	Hamilton	South Lanarkshire Council	ML9 1QN	High	54	0	0	0	54	Yes	01/04/2023	2.290	2.290	0.000	0.000	0.000	4.580
56	Larkhall CGA	Hamilton	South Lanarkshire Council	ML9 2UH	Medium	18	2	0	0	20	Yes	31/03/2024	0.000	1.670	0.000	0.000	0.000	1.670
57	Main Street Blantyre	Hamilton	South Lanarkshire Council	G72 0EZ	High	10	2	0	0	12	Yes	01/08/2023	1.017	0.000	0.000	0.000	0.000	1.017
58	Mill Road, Hamilton	Hamilton	South Lanarkshire Council	ML3 8AA	High	6	0	0	0	6	Yes	30/11/2022	0.509	0.000	0.000	0.000	0.000	0.509
59	Morris Street Hamilton	Hamilton	South Lanarkshire Council	ML3 6SJ	High	0	6	0	0	6	Yes	30/11/2022	0.509	0.000	0.000	0.000	0.000	0.509
60	Raploch Street, Larkhall	Hamilton	South Lanarkshire Council	ML9 1AJ	High	13	2	0	0	15	Yes	01/08/2023	1.272	0.000	0.000	0.000	0.000	1.272
61	Shawlands Crescent, Larkhall	Hamilton	South Lanarkshire Council	ML9 2PH	Low	2	0	0	0	2	Yes	31/03/2026	0.000	0.000	0.000	0.169	0.000	0.169
62	Open Market Purchase (2023/24)	South Lanarkshire	South Lanarkshire Council	ML3 0AA	High	60	0	0	0	60	No	01/04/2023	2.100	0.000	0.000	0.000	0.000	2.100
63	Open Market Purchase (2024/25)	South Lanarkshire	South Lanarkshire Council	ML3 0AA	High	60	0	0	0	60	No	01/04/2024	0.000	2.100	0.000	0.000	0.000	2.100
64	Open Market Purchase (2025/26)	South Lanarkshire	South Lanarkshire Council	ML3 0AA	High	60	0	0	0	60	No	01/04/2025	0.000	0.000	2.100	0.000	0.000	2.100
65	Open Market Purchase (2026/27)	South Lanarkshire	South Lanarkshire Council	ML3 0AA	Medium	60	0	0	0	60	No	01/04/2026	0.000	0.000	0.000	2.100	0.000	2.100
66	Open Market Purchase (2027/2028)	South Lanarkshire	South Lanarkshire Council	ML3 0AA	Medium	60	0	0	0	60	No	01/04/2027	0.000	0.000	0.000	0.000	2.100	2.100



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					Total site starts	Unit completions					Total unit comple- tions	Non SG funding total	Other non- AHSP SG fund- ing (if applica- ble)	Total funding
Project address	Sub-area	Developer	Funding support source	Finan- cial Year (actual or esti- mated)		2023/24	2024/25	2025/26	2026/27	2027/28		2023/24	2024/25	2025/26	2026/27	2027/28		£0.000m	£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

Table 5.2 - Developer contributions (£0.000m)

Year	Sum raised or in hand	Sum used to assist housing	Sum carried forward to subsequent years	Affordable units fully funded from contributions
2017/18	£0.71	£0.45	£0.30	n/a
2018/19	£1.19	£0.71	£0.48	n/a
2019/20	£2.54	£1.66	£0.88	n/a
2020/21	£1.44	£0.44	£1.06	139
2021/22	£2.40	£1.34	£1.06	tbc

