Dear Sir

CONSIDERATION OF STRATEGIC HOUSING INVESTMENT PLANS

Thank you for your letter of 31 May 2017 seeking information at the request of The Scottish Parliament’s Local Government and Communities Committee. Given the subject matter, the Chief Executive has requested I provide a response.

I have set out a detailed reply to each question below:

Question: How you decide on the number of specific house types, house sizes and tenures that will be delivered in your area?

Response: The 11 October 2016 meeting of the Council’s Housing Sub-Committee agreed to establish a Strategic Housing Forum and Development Forum. I have enclosed a copy of this report for your information. The Development Forum considers the most appropriate way to meet local housing needs to be developed through the Council’s Strategic Housing Investment Plan (SHIP). For example, responses to demand information generated by our Common Housing Register, the requirement for particular property sizes to accommodate homeless people, the range of property types suitable for our aging population and the specific requirements of individual households whose housing needs can’t be met from the existing stock. I have also enclosed a Minute of our most recent meeting that illustrates the wide range of issues under discussion.

Question: How you monitor and evaluate whether the SHIP and, the projects finally delivered, meets the requirements and needs of the local area and also contribute to the Scottish Government’s target of 50,000 affordable homes by 2021?

Response: The Council’s SHIP is regularly updated through reports to the appropriate Council Committee. This provides Elected Members with the opportunity to scrutinise the Plan and pose questions about the delivery of key strategic projects. Registered Social Landlords attend these meetings so that detailed responses can be provided when required. I have enclosed a copy of the report presented to the 6 March 2017 meeting of the Housing Sub-Committee and the subsequent Minute for your information. In addition, the Council meets regularly with officials from the Scottish Government’s More Homes Division to ensure the Affordable Housing Investment Programme is making good progress. This is supplemented with regular meetings with individual Registered Social Landlords at local level to discuss specific issues.

I hope these responses provide the assurance that Dumfries & Galloway Council considers the SHIP to be a ‘live’ document that is subject to ongoing review.
This helps ensure Dumfries & Galloway makes an effective contribution to the Scottish Government’s target of 50,000 new affordable homes by 2021.

Yours faithfully

Jim O'Neill
Housing Manager
Encs
STRATEGIC HOUSING FORUM AND DEVELOPMENT FORUM

1. Purpose of Report
The purpose of this report is to seek Members agreement to put in place arrangements that support the delivery of the Council’s role as Strategic Housing Authority for Dumfries and Galloway.

2. Recommendations
Members are asked to:-
2.1 agree to refresh the Strategic Housing Forum as described at sections 3.2 to 3.2.7 of this report;
2.2 agree to nominate a Member of this Sub Committee to be Chairperson of the Strategic Housing Forum;
2.3 agree to put in place the Homelessness Strategy Steering Group as described at section 3.3 to 3.3.2 of this report;
2.4 agree the Homelessness Strategy Steering Group Chairperson is the Head of Customer Services; and
2.5 note a Development Forum will be put in place as set out at sections 3.4 to 3.4.3 of this report.

3. Considerations
3.1 Local Housing Strategy
3.1.1 The Housing (Scotland) Act 2001 (the Act) places a statutory requirement on local authorities to produce a Local Housing Strategy (LHS) which sets out the key priorities for the delivery of housing and related services. The Act also states the LHS must be supported by an assessment of housing and related services in their area. The Council’s Housing Need and Demand Assessment is the subject of a separate report to this Sub Committee. The LHS should take account of the views of all stakeholders as well as setting out how housing can make a contribution to the delivery of a wider range of policy objectives, for example, the Integration of Health and Adult Social Care and the Schools for the Future Programme. Early engagement with key stakeholders is vital to identifying shared priorities. Successful outcomes can only be generated, and delivered, through strong partnership working and this approach should be embedded throughout the LHS. The Council’s current LHS expires at the end of 2016 and this means new arrangements are required to be put in place to develop the new plan to cover the period 2016 - 2021. The discharge of the Council’s role as Strategic Housing Authority contributes to the delivery of the Council priorities to “Build the local economy” and “Protect our most vulnerable people”.

3.2 Strategic Housing Forum
3.2.1 The 12 July 2016 meeting of this Sub Committee agreed “for a report to be brought to the October 2016 meeting of this Sub Committee detailing the set up and role of Members in the Strategic Housing and Development Forum”. The 5 November 2010 meeting of this Sub Committee agreed to re-structure the Local Housing Forum and Strategic Housing Partnership into a single entity called the Strategic Housing Forum. The 6 November 2012 meeting of this Sub Committee further agreed to “refresh the Strategic Housing Forum as
the key consultative group on Local Housing Strategy objectives and a forum for providers and a range of stakeholders to engage on housing policy matters. This report recommended the Strategic Housing Forum “had wide representation at Member/Board and officer level from the Council and a range of partner organisations”.

3.2.2 A partnership forum on this basis will complement other strategic groupings including for example health and social care, economic development and community safety, recognising that each subject area has unique remit, governance and reporting issues appropriate to the subject matter and the partners involved. A Strategic Housing Forum would contribute to community planning arrangements.

3.2.3 The final details of the arrangements will be put in place once all partners have had the opportunity to consider their involvement through their decision-making processes. The initial thinking is set out below and is consistent with the Community Planning Partnership’s Guidance ‘Working Together Better’.

3.2.4 This report re-confirms that membership of the Strategic Housing Forum will include Members of this Sub Committee, Strategic Housing Services, Homelessness and Housing Options Service, Registered Social Landlords (including Board Members), tenant representatives, NHS Dumfries and Galloway, Adult Services, Children’s Services, the third sector, private rented sector and private housing developers. This list is not intended to be exhaustive because a degree of flexibility will be required to accommodate the broad range of issues that will be considered. Given the strategic nature of this work, this report recommends a Member of this Sub Committee is nominated for the role of Chairperson of the Strategic Housing Forum. Discussion with key stakeholders has indicated they are supportive of this approach.

3.2.5 This report recommends that membership of the Strategic Housing Forum will include Members of this Sub Committee, Strategic Housing Services, Homelessness and Housing Options Service, Development Planning, Adult Services, Children’s Services, Registered Social Landlords (including Board Members), tenant representatives, NHS Dumfries and Galloway, the third sector, private rented sector and private housing developers. This list is not intended to be exhaustive because a degree of flexibility will be required to accommodate the broad range of issues that will be considered. Given the strategic nature of this work, this report recommends a Member of this Sub Committee is nominated for the role of Chairperson of the Strategic Housing Forum.

3.2.6 The broad terms of reference for the Strategic Housing Forum will be to:

- implement an inclusive approach to the development of the forthcoming LHS
- provide opportunities for partner organisations, and key stakeholders, to identify local housing priorities
- ensure links are made with the other key strategies, policies and sectors through the development of a shared vision
- allow the opportunity to develop a shared “Dumfries and Galloway” response to key national housing policy issues
- maximise opportunities to attract inward investment by fostering a collaborative approach to the delivery of new housing
- facilitate wider public engagement to ensure the housing needs of our local communities are met
3.2.7 If Members agree this report’s recommendations, other partners will be invited to participate and then a schedule of meetings will be put in place that will begin as soon as possible in 2017. Given the primary purpose of the Strategic Housing Forum is to provide a focus for the development of the Council’s LHS, progress reports will be brought to this Sub Committee at key stages in the process.

3.3 **Homelessness Strategy Steering Group**

3.3.1 The Housing (Scotland) Act 2001 also places a statutory duty on each local authority to carry out an assessment of homelessness in its area and to prepare and submit to Ministers, a strategy (as part of the LHS) for the prevention and alleviation of homelessness. The Council is currently engaged with the Scottish Housing Regulator in relation to improvement work within the Homelessness Service. This is the subject of a separate report to this Sub Committee. The 19 May 2016 meeting of the Communities Committee agreed a draft Homelessness and Housing Options Service Improvement Action Plan. This included the outcome to put in place a separate “five year Homelessness Strategy” by delivering the key actions set out below:

- review previous draft strategy to identify progress and any gaps to be included in the new strategy
- identify good practice with a focus on other stock transfer local authorities
- identify prevention and early intervention strategies
- ensure all staff contribute to key actions
- consult with key partners and stakeholders
- seek agreement of strategy through internal decision making processes
- launch the strategy

3.3.2 This report also seeks Members agreement to put in place a Homelessness Strategy Steering Group drawn from the Strategic Housing Forum. This report recommends the Chairperson of this group is the Head of Customer Services. This post holder has a key strategic role to play in leading positive change within the Council to ensure that homelessness, and the prevention of homelessness, are taken forward as Corporate responsibilities that are considered alongside the operational delivery of the service. Progress updates will be provided to this Sub Committee and the key outcomes reported back to the Strategic Housing Forum to enable these to be fully reflected in the LHS.

3.4 **Development Forum**

3.4.1 The Council transferred its housing stock to Dumfries and Galloway Housing Partnership in 2003 which now requires effective partnership arrangements with Registered Social Landlords to be in place to support the delivery of new affordable housing through the Strategic Housing and Investment Plan. New development can often be influenced by a range of complex factors including listed buildings, contaminated land, flood risk, compliance with planning regulations, multiple funding streams, infrastructure constraints and other unforeseen events. On their own, or in combination, these issues can slow down, stall or even result in the development process being abandoned. To mitigate these risks, and to allow early consideration of difficulties, this report recommends the Council hosts a quarterly Development Forum. It is proposed that the membership of this group remains at officer level because its purpose is to consider operational delivery issues rather than Council policy or strategy. Invites will be extended to:

- Investment Division of the Scottish Government
- Homelessness and Housing Options Service
• Education Services
• Developing Registered Social Landlords
• Planning and Regulatory Services

3.4.2 This will be the core membership and ad hoc invites may also be extended to other stakeholders where specific issues need to be resolved in relation to particular developments. For example, this could include Property Services, Roads and Transportation, Historic Scotland, Scottish Environmental Protection Agency or Scottish Water.

3.4.3 By adopting a proactive approach to the delivery of new affordable housing projects it is anticipated this will result in the early identification of significant issues that require further consideration by this Sub Committee. It will also provide a forum for our delivery partners to test any new development proposals that may be appropriate to include in the Council’s Strategic Housing Investment Plan.

4. Governance Assurance
The Corporate Management Team, Head of Finance and Procurement and Strategic Lead of Physical Learning Environments have been consulted and are in agreement with the contents of this report.

5. Impact Assessment
As this report does not propose a change in policy/strategy/plan/project, it is not necessary to complete an Impact Assessment.

Author(s)

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<td>Harry Hay</td>
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Appendices – none

Background papers
Housing Sub Committee - 12 July 2016 - Item 5 - Strategic Housing Investment Plan - Housing Sub Committee Minutes - Dumgal and Galloway Council

Communities Committee – 19 May - Item 7 - Homelessness Service - Improvement Activity - Communities Committee Minutes - Dumgal and Galloway Council


Working Together Better – guidance about setting up and reviewing partnerships
DEVELOPMENT FORUM MINUTE

31 May 2017
RM 1, MUNICIPAL CHAMBERS, BUCCLEUCH STREET, DUMFRIES

Chairperson: Jim O’Neill - DGC


ITEM 1 WELCOME, INTRODUCTIONS & APOLOGIES

Minute agreed.

ITEM 2 2017/18 RESOURCE PLANNING ASSUMPTION
A discussion took place about the 2017/18 Resource Planning Assumption of £13.828 million. It was noted this was an increase on previous years and that all partners would need to focus their efforts on the delivery of the SHIP to ensure spend in Dumfries and Galloway is maximised. All present agreed it was important to work on delivery issues throughout the year to avoid spend being concentrated at the very end of the current financial year. It was also noted that it is likely the Resource Planning Assumptions over the next few years are likely to be at this level or potentially greater to achieve the National Supply Targets.

ACTION: All partners agreed to review the developments currently included in the SHIP for their organisations to ensure they are deliverable and early actions initiated to take forward large strategic sites that may require detailed engagement with the Council’s planning and development services.

ITEM 3 REVIEW OF STRATEGIC HOUSING INVESTMENT PLAN (DELIVERY OF 1 BEDROOM PROPERTIES AND LARGER FAMILY HOMES)
The meeting was advised that a SHIP update report would be presented to the 31 August meeting of the Council’s Communities Committee. This would present an
opportunity for delivery partners to request sites are removed because they are no longer deliverable and to replace these with new development opportunities. RSL’s that hadn’t already submitted Development Templates were requested to do so to allow the draft committee report to be taken forward. A discussion also took place about the need to include larger family homes in new developments because this property type was consistently in high demand through the Common Housing Register. The need to also build properties suitable for the needs of homeless people was also discussed. The general consensus was the programme should focus on the delivery of 2 bedroom properties rather than 1 bedroom properties because this provided greater flexibility for households to grow and promotes tenancy sustainement. It was also noted that this approach is only acceptable if homeless people assessed as requiring people are accepted routinely on to the list for 2 bedroom properties. Allocations made through Homes 4 D&G allow single people and couples to apply for 2 bedrooms and under-occupation is discussed with the applicant. It was further noted this approach would be kept under regular review while the impact of the “bedroom tax” is being mitigated by the Scottish Government. Should this position be changed in future there may be a need to revert to building 1 bed properties. Discussion took place around the housing need of older people and people with physical disabilities and there was a shred view that there was a demand for a proportion of level a access properties to be delivered throughout the programme.

ACTIONS:

- Jim to prepare SHIP update report for 31 August Communities Committee and seek approval from Governance for RSL invites
- RSL’s to provide updated Development Templates to Strategic Housing
- Homeless referrals from the Council to continue to be permitted access to 2 bedroom properties through the Common Housing Register
- Delivering partners to take account of the specific need for 2 bed properties, large family homes and ground level access properties through the delivery of their new developments

ITEM 4  STRATEGIC LOCAL PROGRAMME

Scottish Government are currently undertaking work to put in place Dumfries and Galloways Strategic Local Programme. This will set out the agreed delivery priorities for this year based on the general strategic priorities set out in the SHIP. The Scottish Government are drafting guidance for applications to the Infrastructure Fund, but where smaller amounts are required to unblock developments, these may be considered through AHIP funding if they offer clear value for money.

ACTION: Scottish Government have put in place a series of meeting with the RSL’s to discuss their development programme in more detail.

ITEM 5  NEW PROJECTS FOR INCLUSION / DELETIONS FROM CURRENT PLAN (EDUCATION IMPACTS CONSIDERATION)

A discussion took place about the need to consider a wide range of policy issues when considering new development opportunities as there may be a need to prioritise developments in the future based on the current SHIP and RPA projections. This includes the potential impact on local school provision for example where possible it would be good if development can take place where schools are
threatened with closure and avoided where there is no school capacity. It was accepted that this would not be the sole determining factor but one of many that may be taken into consideration if new development is required to prioritise. Other factors could include contribution to town centre regeneration, high waiting list demand, sustainability, wider community benefits etc. It was noted that the delivery of the SHIP provides a very significant economic boost to our region because affordable house completions are currently significantly greater than those in the private sector. This supports many jobs including training opportunities for young people.

**ACTION:** All partners encouraged to consider the wider implications of housing development so that the sectors contribution to a range of policy initiatives is fully recognised.

**ITEM 6  PROGRESS UPDATE HOUSING FOR PEOPLE WITH PARTICULAR NEEDS**

Sheila Tyeson provided an update on the projects she has been asked to prioritise through her engagement with the Integration Joint Board locality teams. These were Langholm, Moffat, Annan, Sanquhar and Stranraer. It was noted there was an ongoing need for business cases to be put in place that set out how the ongoing revenue costs for housing developments for people with particular needs will be met. It was discussed that the Council’s priority was to ensure the delivery of new developments in the SHIP and this could not be delayed to allow business cases to be developed. This is because the delivery dates have already been agreed by Elected Members, will be further agreed through the Strategic Local Programme and will contribute to the Scottish Governments target of 50,000 new affordable homes by 2020.

**ACTION:** Sheila will continue to work with colleagues in NHS/Adult Social Work Services to take this forward and progress reported to the Development Forum and the Locality Housing Needs Group.

**ITEM 7  COMMON HOUSING REGISTER DEMAND INFORMATION 2016/17**

The current Common Housing Register waiting list information was distributed to those in attendance. This information will help identify priority areas for future affordable housing development. The waiting list information is placed on the Homes 4 D&G website and is updated on a monthly basis. Jayne let the group know that the data will include people who have made multi choices of areas as part of their housing application. This means it provides a good indication of demand in certain locations but the possibility of demand being slightly understated needs to be taken into account. A list of people whose housing need is unable to be met through the current stock profile was also distributed to the group. This information will be collated on an ongoing basis through the Common Housing Register so that bespoke housing solutions can be delivered through the development programme. RSL’s were requested to review this list and consider whether the needs identified could be met in new housing developments. Where this is possible Strategic Housing requested to be notified and this will trigger a discussion with the housing applicant regarding this housing option.
ACTIONS:
- RSL’s to consider waiting list demand information when identifying new sites for future inclusion in the SHIP
- RSL’s to review specific cases to identify whether new build solutions can be delivered through the Development Programme

ITEM 8  TOWN CENTRE LIVING FUND
Jim discussed the Town Centre Living Fund that was agreed by the Council’s 2017/18 budget setting process. The purpose of this fund was primarily to enable new projects because the £1 million available could easily be spent on a single large capital allocation. The template agreed by Dumfries and Galloway Council was circulated and RSL’s were requested to consider whether they had a suitable project that could form part of an application. It is likely this would be best where work has been carried out in partnership with local communities and wider benefits can be delivered through the development.

ACTION: RSL’s to consider whether they could make an application to the Town Centre Living Fund.

ITEM 9  LOCAL DEVELOPMENT PLAN UPDATE
John Doig provided a progress report on the process to take forward the Council’s new Local Development Plan. Consultation on the draft Main Issues Report is now closed and John indicated that comments have been received on some sites that were included in the SHIP. The comments received by Strategic Planning will be sent to each RSL for their information. The proposed plan will be presented to Full Council in December 2017 for Members consideration. The proposed plan will offer a more flexible approach to town centre living to further support regeneration projects which will also benefit the Town Centre Living Fund.

ACTION: John to circulate consultation received to RSL’s for their information.

ITEM 10  GRETNA WATER CAPACITY UPDATE
A sub group meeting of the Development Forum took place on 17 May 2017 to discuss water connection capacity in Gretna. Those in attendance were advised that following Scottish Water’s recent scoping exercise, only 50 new connections could be made to the existing water infrastructure. The minute of this meeting was circulated to the Development Forum for their information. A key consideration was that the actual cost of an infrastructure solution was not known and the extent of funding gap had still to be clearly established. Scottish Water committed to addressing this information gap within 4 weeks of the 17th May meeting. Jim advised the Development Forum Scottish Water had informed him that they were now unable to achieve this commitment. All in attendance expressed their disappointment at this latest delay.

ACTION: Jim to arrange a further meeting of the Development Forum Sub Group with Scottish Water. Pauline also asked all RSL’s in attendance to email her directly with any issues they are having with Scottish Water.
ITEM 11  HARP IMPLEMENTATION UPDATE
Pauline advised the meeting that HARP remained on track to be implemented during the course of 2017/18. Individual organisations may be invited to test the system before it goes live and a range of training events will be put in place to allow future users to understand how it operates. Cunninghame Housing Association requested information regarding the grant payment method that will be put in place through the implementation of HARP.

ACTIONS:
- Scottish Government to keep Development Forum advised of progress
- Yvonne to let Frank know how grant payments will be made

ITEM 12  AOB
Graham Robertson asked Pauline Gilroy to provide a statement to support Loreburn housing’s planning application for Selkirk Road, Moffat, SEPA have objected to the application. Pauline asked Graham to email more detail for her to consider. Jim advised that he did not think it would be possible for the More Homes Division to offer support as SEPA is also part of the Scottish Government.
STRATEGIC HOUSING INVESTMENT PLAN 2016/17

1. Purpose of Report
The purpose of this report is to seek Members agreement to submit the final draft of the Council’s 2016/17 Strategic Housing Investment Plan (SHIP) to the Scottish Government.

2. Recommendations
Members are asked to:-
2.1 agree to include the new sites set out at section 3.3 of this report in the Strategic Housing Investment Plan;

2.2 agree to submit the final draft of the 2016/17 Strategic Housing Investment Plan set out at Appendices 1 and 2 of this report to the Scottish Government;

2.3 agree to prioritise a bid to the Scottish Government’s Housing Infrastructure Fund that is focused on Gretna to unlock the supply of new affordable housing in this location as set out at section 3.5 of this report; and

2.4 note the actions taken to increase Dumfries and Galloway’s capacity to deliver new affordable housing as described at sections 3.2 -3.2.4 of this report.

3. Considerations
3.1 Strategic Housing Investment Plan
Increasing the supply of affordable housing is a key priority for the Scottish Government with a target to deliver at least 50,000 affordable homes by 2021. The majority of these are intended to be delivered through subsidy to Registered Social Landlords. However, the Scottish Government launched its Partnership Support for Regeneration initiative with the aim of assisting private developers to deliver new housing for sale in difficult markets. The core purpose of the SHIP is to set out the key strategic priorities for affordable housing development in our region which then informs Scottish Government investment decisions. The SHIP re-enforces the Council’s role as Strategic Housing Authority and its delivery makes a significant contribution towards the Council priorities to “protect our most vulnerable people” and “build the local economy”. Appendix 1 of this report places the SHIP in its strategic context and describes the various factors that influence its ongoing development and delivery.

3.1.2 The Council transferred its housing stock to Dumfries and Galloway Housing Partnership in 2003 and primarily delivers new affordable housing supply through effective partnership arrangements with Registered Social Landlords (RSLs). The 11 October 2016 meeting of this Sub Committee noted that a Development Forum will be put in place to adopt “a proactive approach to the delivery of new affordable housing projects”. Meetings of the Development Forum took place on 25 November 2016 and 18 January 2017. These meetings identified an urgent need to identify additional new development opportunities to make full use of the annual Resource Planning Assumptions (RPAs) allocated to this region. The 2016/17 RPA is £12,790,000.

3.2 Increasing Development Capacity
3.2.1 Discussions have taken place between the Scottish Government and the Council to consider options to increase housing supply in our region. This resulted in a meeting with Cunninghame Housing Association on 7 December 2016. They expressed a strong desire
to develop in Dumfries and Galloway and were confident they could make a significant positive commitment to assisting the Council maximise spend against our RPAs. Their head office is in Ardrossan and they have built a strong track record of delivering a wide range of services. They aim to pursue a strategy of ‘Making our communities better places – More than just a landlord’ and have the wider objectives of contributing to social and economic regeneration. They have now been invited to take part in the work of the Development Forum and have brought forward a range of new development proposals for Members consideration.

3.2.2 In addition, Irvine Housing Association requested a meeting with the Council on 21 December 2016. They confirmed they were in the process of seeking the necessary internal approvals to commence a new development programme of significant scale. Their aspiration is to deliver 400 new units over the next 5 years and they gave a commitment that a significant proportion of these (up to 200 units) could be constructed in Dumfries and Galloway. If these plans are realised, this will introduce further additional development capacity in our region. The Council already has a proven track record of working in partnership with Irvine Housing Association. During 1997 they took ownership of the Council’s housing stock in Stakeford following a ballot of tenants. They have the aim of "Transforming Lives/Revitalising Communities". They have also now been invited to take part in the work of the Development Forum and it is anticipated they will come forward with new projects for Members consideration during the course of 2017/18.

3.2.3 Early exploratory meetings have taken place with the Scottish Futures Trust (SFT) to examine the possibility of seeking Council agreement to put in place innovative funding models to deliver low cost home ownership. These developments would be primarily targeted at the needs of first time buyers and older people. Some of the potential benefits of this new approach are listed below:

- Buyers can purchase a house without a mortgage at a fixed low price
- Access to low cost home ownership for young people without access to large deposits or the financial support of their parents
- Enhanced security of tenure because it is an ownership model
- Addressing the housing needs of older people currently living in unsuitable accommodation
- Tailored products for different housing market areas in our region

3.2.4 The funding model is similar to the National Housing Trust initiative. This delivered 69 mid-market rental properties at Marchfield, Dumfries. It has been very successful in meeting the housing needs of families on low incomes that are unable to access mortgage finance and have a low priority for social housing. If it is clearly established the funding model is robust and can make a contribution to the supply of new affordable housing in our region it will form the basis of a future report for Members consideration.

3.3 New projects for inclusion in Strategic Housing Investment Plan

3.3.1 Members are asked to agree the new projects listed below in the final draft of the 2016/17 SHIP:

- Former Carrs Billington Site, Annan (Cunninghame Housing Association)
- Land at Watchall Road, Annan (Cunninghame Housing Association)
- Land adjoining Elm’s Road and Lovers Walk, Annan (Cunninghame Housing Association)
• Land between Hallmeadow Place and Elm Road, Annan (Cunninghame Housing Association)
• Land adjacent to Hazeldene, Springfield (Cunninghame Housing Association)
• Land North of Victory Avenue, Gretna (Cunninghame Housing Association)
• Halcrow Stadium, Gretna (Cunninghame Housing Association)
• Laverockhall, Lochmaben (Cunninghame Housing Association)
• Former Academy, Lockerbie (Cunninghame Housing Association)
• Park Place, Lockerbie (Cunninghame Housing Association)
• Scottish Power site, Dumfries (Cunninghame Housing Association)
• Cotton Street, Castle Douglas (Cunninghame Housing Association)
• Queens Road, Sanquhar (Cunninghame Housing Association)
• Currie European Depot, Heathhall, Dumfries (Dumfries and Galloway Housing Partnership)

3.3.2 Detailed descriptions of these developments are contained in the SHIP tables at Appendix 2 of this report. If Members agree to progress these new developments this will represent a huge boost to the construction industry as well as the local economy.

3.4 Resource Planning Assumptions
The Council has been informed RPAs will be provided for the next 3 financial years to assist our strategic planning processes. The Scottish Government has not yet confirmed their value. The final outturn position against the 2016/17 RPA of £12,790,000 will not be known until after 31 March 2017. However, current indications are spend is unlikely to exceed £7 million. At present the Council’s RSL delivery partners are in the process of trying to conclude a number of site purchases. For example, Cunninghame Housing Association are currently negotiating the purchase of the Carrs Billington site in Annan. This site forms part of the Annan Regeneration Masterplan and is situated at the gateway to the town. If Members agree to include the new developments described at section 3.3 of this report in this years SHIP, they have the potential to maximise the use of the Council’s RPA’s in future years. They may also provide future opportunities to draw in additional funding if there is slippage in other Local Authority areas.

3.5 Housing Infrastructure Fund
3.5.1 To support the delivery of the Scottish Government’s housing target, a new Infrastructure Fund has been established. This fund operates at a national level with an initial budget allocation of £50 million. Local authorities have been invited, as part of the development of their SHIP’s, to identify priority housing sites that could, with support from the fund, be unlocked to bring forward housing in the next 5 years. Housing infrastructure grant is made available for the delivery of affordable housing sites where the scale, and nature, of the costs would prevent it from being delivered through the Affordable Housing Supply Programme.

3.5.2 There has been a lack of spare capacity in Gretna’s water supply for many years alongside poor water pressure for existing customers. This has effectively created a barrier to new large scale housing development. The most likely solution, which was agreed at Corporate Policy Committee on 5 May 2009, is to create a water service reservoir. Very early discussions have taken place with Scottish Water and they agreed to attend a future meeting of the Development Forum. This report recommends Gretna is agreed as the strategic priority for a future bid to the Housing Infrastructure Fund. A
solution to the lack of spare capacity in Gretna’s water supply is required to facilitate the delivery of the affordable housing projects agreed through the SHIP.

4. Governance Assurance
The Corporate Management Team, Director Corporate Services, Director Economy Environment and Infrastructure, Director of Children, Young People and Lifelong Learning, Chief Social Work Officer and Scottish Water have been consulted and are in agreement with the contents of this report.

5. Impact Assessment
This report does not propose any change in policy and therefore an Impact Assessment is not required.

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Appendices – 2

Appendix 1 – Strategic Housing Investment Plan Annual Review 2016-17
Appendix 2 – Strategic Housing Investment Plan development tables

Background Papers –

5 May 2009 – Corporate Policy Committee – Item 5

11 January 2011 – Planning, Housing and Environment Services – Item 4

11 October 2016 – Strategic Housing Forum and Development Forum – Item 6 Housing Sub Committee Minutes - Dumgal and Galloway Council
### SEDERUNT AND APOLOGIES

9 Members present and 2 apologies.

### DECLARATIONS OF INTEREST

Jim McIlgorm declared an interest in item 5 by virtue of the fact that he was Director of the Small Communities Housing Trust and had determined that his interest was such that he would leave the meeting for consideration of this item.

### STRATEGIC HOUSING INVESTMENT PLAN 2016/17 - REPORT BY HEAD OF CUSTOMER SERVICES

#### Final Report - Strategic Housing Investment Plan 2016/17 (157Kb/1p)

- **Final Appendix 1 - Strategic Housing Investment Plan 2016/17 (1558Kb/1p)**
- **Final Appendix 2a - Strategic Housing Investment Plan 2016/17 (862Kb/1p)**
- **Final Appendix 2b - Strategic Housing Investment Plan 2016/17 (305Kb/1p)**
- **Final Appendix 2c - Strategic Housing Investment Plan 2016/17 (329Kb/1p)**
- **Final Appendix 2d - Strategic Housing Investment Plan 2016/17 (13Kb/1p)**
- **Final Appendix 2e - Strategic Housing Investment Plan 2016/17 (105Kb/1p)**

#### Decision

**AGREED**

- **3.1** to include the new sites set out at section 3.3 in the report in the Strategic Housing Investment Plan;

- **3.2** to submit the final draft of the 2016/17 Strategic Housing Investment Plan set out at Appendices 1 and 2 to the report to the Scottish Government;

- **3.3** to prioritise a bid to the Scottish Government’s Housing Infrastructure Fund that is included in Ceresina to unlock the supply of new affordable housing in this location as set out at section 3.6 in the report, and

- **3.4** NOTED the actions taken to increase Dumfries and Galloway’s capacity to deliver new affordable housing as described in sections 3.2–3.2.4 in the report.

### HOUSING (SCOTLAND) ACT 2004 SCHEME OF ASSISTANCE - REPORT BY HEAD OF CUSTOMER SERVICES

#### Final Report - Housing (Scotland) Act 2004 - Scheme of Assistance (155Kb/1p)

- **Final Appendix - Housing (Scotland) Act 2004 - Scheme of Assistance (315Kb/1p)**

#### Decision

**AGREED**

- **4.1** to recommend to Dumfries and Galloway Council the transfer of £1.198 million from the Council to the Dumfries and Galloway Health and Social Care Integration Joint Board to support the ongoing delivery of the Care and Repair service as detailed at section 3.2 in the report;

- **4.2** to recommend to Dumfries and Galloway Council an allocation of £140k to the Integration Joint Board to fund the Small Repairs and Home Support Services as detailed at section 3.3 in the report;

- **4.3** to recommend to Dumfries and Galloway Council an allocation of £37,400 to the Integration Joint Board to fund Food Train Extra as detailed at section 3.4 in the report;

- **4.4** to allocate £33k to support the sustained development of the Trusted Trader Scheme for a 3 year period as detailed at section 3.7 in the report;

**NOTED**
<table>
<thead>
<tr>
<th>Item Number</th>
<th>Item/Description</th>
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<tr>
<td>4.5</td>
<td>The progress report in relation to the Tolerable Standard grants for 2016/17 as detailed in section 3.6 in the report.</td>
</tr>
<tr>
<td>4.6</td>
<td>That Dumfries and Galloway Council agreed a Town Centre Living Fund which allocated £1 million from Council Tax on second homes income as detailed at the Appendix to the report.</td>
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<td>MEMBERS</td>
<td>Jim McClung and Willie Scobie left the meeting. 7 Members present.</td>
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**DUMFRIES AND GALLOWAY SMALL COMMUNITIES HOUSING TRUST - REPORT BY HEAD OF CUSTOMER SERVICES**

<table>
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<tr>
<th>Final Report</th>
<th>Dumfries and Galloway Small Communities Housing Trust (146kbyted)</th>
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**Decision**

5.1 **NOTED** that Dumfries and Galloway Small Communities Housing Trust have been unsuccessful in their attempts to gain match funding for the post of Realising Affordable Rural Homes Project Officer, and

5.2 **CONSIDERED** the option as outlined in paragraph 3.3.3 in the report and AGREED to allocate £30,110 from Council Tax on second homes income to fund the full costs of the Realising Affordable Rural Homes Project Officer employed by the Dumfries and Galloway Small Communities Housing Trust for one year subject to robust monitoring to ensure a defined set of targets and outcomes representing best value for money.

**ANY OTHER BUSINESS DEEMED URGENT BY THE CHAIRMAN DUE TO THE NEED FOR A DECISION**

**Decision**

**NOTED** that there was no business deemed urgent by the Chairman due to the need for a decision.