Dear Mr Doris,

**LGCC Consideration of Strategic Housing Investment Plans: North Ayrshire Council**

Thank you for your letter of 31 May 2017 regarding local authority Strategic Housing Investment Plans (SHIPs).

I note that the committee has requested further information from each local authority and I have responded to both questions in turn below:

*How you decide on the number of specific house type, house sizes and tenures that will be delivered in your area (which may either be detailed in your SHIP or decided at a later date).*

The housing mix in terms of house type and house size is informed by the Council’s Local Housing Strategy and our Housing Need and Demand Assessment (HNDA). In addition house size and type priorities are also informed by the North Ayrshire Housing Register (NAHR) (a common housing waiting list adopted by the Council and our partner registered social landlords).

The SHIP sets out guidance on house type and size however each project is considered on a site by site basis by the developing organisation and is then ratified by our ‘SHIP Board’, which is chaired by the Council’s Head of Physical Environment and comprises representatives from a wide range of services, including the Health and Social Care Partnership.

**House Size**

The Council’s latest SHIP sets out an indicative ratio for housing developments per sub housing market area by reviewing demand and altering this to reflect local aspiration. This is noted in the table overleaf:

<table>
<thead>
<tr>
<th>No of Beds</th>
<th>Three Towns</th>
<th>Arran</th>
<th>Garnock Valley</th>
<th>Irvine / Kilwinning</th>
<th>North Coast</th>
<th>North Ayrshire</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
<td>20%</td>
</tr>
<tr>
<td>2</td>
<td>68%</td>
<td>69%</td>
<td>65%</td>
<td>69%</td>
<td>70%</td>
<td>69%</td>
</tr>
<tr>
<td>3</td>
<td>7%</td>
<td>6%</td>
<td>11%</td>
<td>6%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>4</td>
<td>5%</td>
<td>5%</td>
<td>4%</td>
<td>5%</td>
<td>3%</td>
<td>5%</td>
</tr>
</tbody>
</table>
House Type

A strategic aim which must apply to all projects is that they are designed as ‘homes for life’ to ensure that they are easily adapted to the changing needs of occupants. The SHIP also sets out that:

- Specialist and accessible housing must to be developed to meet demand in line with emerging needs
- Approximately a quarter of all new build homes will be specifically designed for older people
- All new build development projects must meet the Scottish Government’s ‘Greener Standard’

New Build Tenure

All new build development within the Council’s current SHIP is for social rent. We continue to review opportunities to provide affordable housing solutions in alternative tenures.

Currently, we are in detailed discussions with Scottish Futures Trust in relation to their ‘Accessible Home Ownership’ model, which is an alternative option for tenure positioned between rented accommodation and full home ownership. We believe there may be a case for introduction of this model in some areas of North Ayrshire.

**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.**

As the delivery of the SHIP is founded on a substantive evidence base, comprising quantitative statistical data from the HNDA, NAHR, and extensive local intelligence, we have a high degree of confidence that our development programme meets the strategic housing aims articulated within our Local Housing Strategy.

We also undertake post occupancy questionnaires with all new build tenants to understand their satisfaction levels with their home and to confirm that what has been provided is fit for purpose. This evaluation helps to ensure that we are delivering the right housing solutions in the right places, and provides valuable ‘lessons learned’ for application in our ongoing development programme.

In terms of meeting the Scottish Government’s target of 50,000 affordable homes by 2021, in November 2016 the Council made a commitment to deliver 250 additional new homes by March 2021, increasing our new build target from 500 to 750 new homes between 2011 and 2021, subject to the availability of Scottish Government Grant. This target will be further reviewed later this year, as part of the preparation of our SHIP 2018 – 2023 in light of increased ambitions by our new administration.

The Council’s local partner RSLs also have ambitious plans to develop new affordable homes in North Ayrshire, again subject to the availability of Scottish Government Grant.
I trust that this satisfactorily resolves your enquiry however please do not hesitate to contact me if you require anything further.

Yours sincerely

Elma Murray
Chief Executive