

Local Government and Communities Committee

Strategic Housing Investment Plans

Response from South Lanarkshire Council

Dear Mr Doris

Consideration of Strategic Housing Investment Plans (SHIPs)

Thank you for your letter dated 31 May 2017 seeking further information on the processes to determine the type, size and tenure of housing provided through SHIPs and monitoring and evaluation in place to ensure housing provided meets identified priority needs.

Determination of House Types, Sizes and Tenure

A major part of the SHIP assessment process relates to the location and characteristics of each site and whether its development will contribute to improving the range and balance of housing in an area to achieve the housing outcomes of our Local Housing Strategy in meeting current and future housing needs.

The process for assessing potential sites in the SHIP, and the type and size of housing to be delivered on each site, takes account of a wide range of factors including a local housing needs assessment, housing pressure analysis, as well as site suitability assessment for the scale of development, and type and nature of housing required.

Sites are prioritised for inclusion in the SHIP based on an assessment of their suitability to deliver the type and mix of housing required to meet local need and their cost effectiveness, as well as the order in which they are expected to come forward for development. The information contained in the SHIP is based on the information available at the time of preparation and will be subject to a refinement as projects are developed.

Dependent on size, scale and location, a site may only be suitable for a particular type of development. Larger sites may provide greater scope for a range of house sizes and types. While a broad mix of house types and tenures (i.e. General Needs and Special Needs) may be indicated in the five year SHIP, it is too early to firm up on specific house sizes as this will be determined as the sites comes forward through the design process taking account of local housing need, development costs, and specific site circumstances.

However, this does not mean that the affordable housing programme doesn't deliver the size and type of housing needed in an area. Once included in the SHIP, as each project comes forward, the Council works closely with the developer or Housing Association partner to refine the type and mix of housing to be provided on the site based on local housing needs.

The Council monitors pressure analysis trends for housing, measuring the changing balance and mix of housing in the local area, pressure for specific house types and any mismatches in supply and demand. This pressure analysis along with housing waiting list information identifies issues arising from overcrowding, under-occupancy, as well as relative pressures for different housing sizes. Analysis of housing waiting lists at this time also identifies need for specialist housing such as larger family homes and wheelchair adapted property.

This process allows the housing mix on each site to be tailored to provide the right housing of the right type in the right location to best meet local housing needs. This includes a range of specialist housing needs including larger families or families with a disabled family members. In this way, there is scope to consider across these developments, opportunities to deliver housing that is personalised to suit the particular highly adapted housing needs of identified households.

Further details of the process for assessing sites for inclusion in the SHIP is set out in South Lanarkshire Council's [Affordable Housing Supplementary Guidance 7 \(Section 4\)](#)

Monitoring and Review of Planned Outputs

As noted in the SHIP Guidance, the SHIP is a delivery mechanism which aims to direct available Scottish Government Grant funding and other resources to achieve the priority housing outcomes set out in the 5 year Local Housing Strategy (LHS). South Lanarkshire's LHS contains a range of actions and outcomes relating to new affordable housing provision which is monitored through the LHS annual review process to both gauge progress and address any emerging issues. The SHIP is also reviewed annually to reflect progress against delivery targets and include new development opportunities aligned with the LHS priorities.

The SHIP is prepared by the council's Housing Service in collaboration with colleagues from other Council Resources, the Scottish Government's More Homes Division, local RSLs, and private developers. As a rolling five year Plan, we have longstanding and well established liaison arrangements with the Scottish Government local More Homes Investment team and RSL's for the annual monitoring and review of planned outputs.

I trust that this provides you with the information that you were seeking.

Yours sincerely

Daniel Lowe
Executive Director