

Local Government and Communities Committee

Strategic Housing Investment Plans

Response from Moray Council

Dear Mr Doris

Consideration of Strategic Housing Investment Plans (SHIPs)

Thank you for your letter of 31 May 2017. I apologise for the late response, please find it below.

1. 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).

As part of the development of its HNDA 2011, Moray Council developed a localised housing needs model which monitors all affordable rented stock by landlord, disaggregated by house type and housing market area. Whilst the HNDA provides a high level assessment of housing need that underpins the Council's strategic housing investment framework, the localised model is a live investment planning tool that determines the mix of size and type of housing that the Moray affordable housing programme will deliver on a settlement basis.

By applying an average relet rate to each house type, the model estimates the number of expected relets and compares this with the number of current housing list applicants, having given each an assumed required house type. This methodology is similar to that used in the preparation of Pressured Area Status designations, i.e. measuring the ratio of applicants in housing need to affordable housing relets.

The model also allows the Council to identify issues of overcrowding, under occupancy and specialist provision identified through HNDA.

When considering affordable housing proposals, the model allows us to assess the impact of affordable housing mix options on demand in any given housing market area.

The model is constantly updated, as new build developments are completed/stock increases, and with refreshed housing list data, by sub area. Therefore this model is more responsive to these changes than the 5 year cycle of HNDA/LHS.

The model allows us to prepare housing mixes in advance of discussions with housing developers and/or RSLs and reach agreement on provision, prior to inclusion of any project in the SHIP.

2. 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.

The 2014 HNDA guidance states that *"the HNDA does NOT estimate the size or type of stock that is required in future..... The size and type of stock required are policy decisions"*, but also that it should be used *"to inform future housing investment decisions, for example through Strategic Housing Investment Plans (SHIPs)."* and *"to inform the provision and use of specialist housing and housing-related services"*.

Again, the HNDA will provide a high level assessment of the impact of the Moray affordable housing programme on meeting housing needs both across Moray and within the various housing market areas. However, our localised housing model allows us to test and evaluate, on an ongoing basis, the impact of investment – both historic and planned – in addressing the pressures and imbalances on houses types and sizes.

The information included in our model allows the Council to provide partner housing developers and RSLs with detailed information on the housing requirements of local areas within Moray. This ensures that proposals are targeted towards meeting housing need in Moray and contributing towards the Scottish Government's supply targets in the most effective way.

Our SHIP(s) will:

- alleviate overcrowding and increase turnover/availability by placing emphasis on delivery of 4 bed units;
- alleviate homelessness whilst mindful of welfare benefit changes by placing emphasis on 1 beds general needs units, rather than 2 bed general needs units;
- contribute to the aims of the Integrated Joint Board through their Housing Contribution Statement (specialist provision), by placing emphasis on ambulant disabled and wheelchair accessible housing;
- React promptly to changes in need.

I trust this is helpful.

Yours sincerely

Richard Anderson, Head of Housing and Property