

Local Government and Communities Committee

Strategic Housing Investment Plans

Response from Perth and Kinross Council

Dear Bob

Consideration of Strategic Housing Investment Plans (SHIPs)

I have attached information taken from our Strategic Housing Investment Plan which details how potential sites are prioritised for inclusion in the programme to meet the objectives set out in our local Housing Strategy. After sites are programmed the detail of the housing need in the area is considered in deciding the housing size mix as well as whether provision for special needs should be incorporated into the development. The outcomes of the SHIP and the Local Housing Strategy are reviewed and reported annually.

I hope this has been helpful, but please contact me if you need anything further.

Yours sincerely

Lorna Cameron
Interim Executive Director (Housing & Community Safety)

The Strategic Housing Plan (SHIP) process

The Strategic Housing Investment Plan (SHIP) sets out how Scottish Government funding for the development of affordable housing will be used to work towards the objectives of the Local Housing Strategy (LHS). The SHIP therefore reinforces the local authority as the strategic housing authority and the importance of the outcomes and targets set out in the Local Housing Strategy.

Project Priority Options Appraisal Criteria

Projects in the SHIP have been prioritised with reference to the following criteria:

- (1) Contribution to Community Plan/SOA and LHS objectives.
- (2) Contribution to meeting significant local housing need.
- (3) Deliverability.
- (4) Inclusion, equality and meeting particular needs.
- (5) Impact on communities and regeneration.
- (6) Contribution to meeting strategic housing need profile defined by Housing Needs and Demand Assessment.

These are explained below.

(1) Contribution to Community Plan/SOA and LHS Objectives

Each project was assessed in terms of the overall contribution it would make to the strategic objectives of the Community Plan/Single Outcome Agreement and the Local Housing Strategy. All projects were assessed to make either a medium or high contribution to objectives depending upon how many objectives the specific project was assessed as making a contribution towards.

(2) Contribution to Meeting Significant Local Housing Need

Information on the level of housing need throughout the council area from the Housing Need and Demand Assessment together with administrative information from waiting lists, turnover and vacancy trends within the affordable housing stock provides a detailed view of housing need throughout Perth and Kinross. Projects were assessed according to whether the area was one with very high level of local need for additional social rented housing.

(3) Deliverability

In assessing whether or not a project is likely to be deliverable within Plan timescales a number of factors were considered. These include the planning status for the project, whether or not the site is in the ownership of the Council or RSL, and the

progress anticipated to be achievable by the Council or RSL. These crucial factors were taken into account in scoring the likelihood of the project coming forward on time.

(4) Inclusion, Equality and Meeting Specialist Needs

Most projects are anticipated to make a contribution towards meeting the housing needs of households with specialist needs. If a project is planned to make an additional provision to meet specialist needs this factor was taken into account in prioritising the project.

(5) Impact on Communities and Regeneration

In some cases a project was assessed as holding potential to make a significant contribution to the regeneration of an area. A project which is likely to achieve this as well as meeting the housing need in an area was awarded additional points to give the project a higher priority within the programme.

(6) Contribution to Meeting Strategic Housing Need Profile Defined by Housing Needs and Demand Assessment

The Perth and Kinross Housing Needs and Demand Assessment in accordance with guidance circulated by the Scottish Government was undertaken in during 2015. This is used to inform the balance in the investment programme for affordable housing.

Projects were therefore assessed in terms of the contribution they would make to ensuring that the programme addresses the balance of housing need identified for the various LHMA across Perth and Kinross. In assessing the relative contribution specific projects would make to the balance of the programme consideration was also given to the developments underway at present.

The projects put forward by RSLs for inclusion in the Supply Programme have been prioritised with reference to these factors. It should be noted that prioritisation is an ongoing process dependent upon a number of factors such as development constraints, financial assumptions, land supply, and legal and procedural issues. Priorities shall be reviewed at least annually through the SHIP process.

How is the SHIP Monitored?

A detailed LHS monitoring and evaluation framework, measuring its impact has been developed and annual reviews are done to provide information and encourage accountability.

Annual updates include what has been delivered during the previous financial year, what was expected to be delivered during the previous financial year but has not been, and the reasons for delay or changes in approach. This monitoring is linked to the ongoing review of existing and planned new services. Progress on implementing the LHS and SHIP is also reported to the respective committees of the Council.