

Local Government and Communities Committee

Strategic Housing Investment Plans

Response from East Renfrewshire Council

Dear Mr Doris MSP

Consideration of Strategic Housing Investment Plans (SHIPs)

With regard to your letter/email received on 31st of May at our Chief Executive's Office, apologies for the delay in replying.

The Committee would therefore welcome further information on:

- **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).**

We utilise the information from our Strategic Housing Need and Demand Assessment, and local demand analysis from waiting lists, relets etc. to identify the pressure points faced in terms of housing of a particular size, type or in certain locations. This is carried out through ongoing monitoring and analysis linked to our Local Housing Strategy which outlines our Housing Supply Targets. This information is also used as part of the planning via our SHIP for each site, taking into account delivery as a whole in that area. This ensures that in the round what we are delivering meets the needs identified locally.

We have also included specific direction in the masterplan frameworks produced to guide development on major development sites to ensure the mix we need (e.g. Maidenhill masterplan). Our work on SHIP development and delivery also includes giving pre-application and planning application advice at crucial stages to inform developers and RSL partners of the housing mix we wish to see for each site. This is reinforced through Local Programme meetings with RSLs. We take into account the location and nature of each site to work logically through the potential for delivering specific housing to meet the needs of older, disabled people etc. to ensure this is focused in the most appropriate places.

- **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.**

Ongoing monitoring of the SHIP takes place over the year via programme meetings and to take account of emerging development sites and progress through planning stages (as outlined above). This allows us to be assured of progress in line with the SHIP or to open dialogue with RSLs and developers where changes are required. As we also work closely with colleagues in Planning etc we are invited to discuss the affordable housing mix and our requirements in terms of need at the earliest possible stage. This allows us to focus delivery towards what is required. As we have an affordable housing policy in place via the Local Development Plan, we are also invited to comment on the contributions required from each housing site coming forward and to advise developers accordingly. Where affordable housing without subsidy is offered, we also evaluate the affordability and type of product being offered to ensure it fits with our understanding of an affordable unit, using the data we have on house prices, incomes and other market pressures.

I would like to thank you for bringing this matter to my attention and would ask that you contact me further if required.

Yours sincerely,

Phil Daws
Head of Environment (Strategic Services)