

Mr Bob Doris MSP  
Convener  
Local Government and Communities  
Committee  
The Scottish Parliament  
EDINBURGH  
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18 April 2017

Dear Bob

At the Local Government and Communities Committee on 21 December 2016, you requested a summary of the Strategic Housing Investment Plans (SHIPs) submitted to Scottish Government in November 2016.

As I am sure you are aware, the core purpose of the SHIP is to set out strategic investment priorities for affordable housing over a five year period to achieve the outcomes set out in the councils Local Housing Strategy. As I mentioned at the Committee, each local authority receives an indicative figure to inform their investment planning. This Resource Planning Assumption (RPA) provides the flexibility for councils to apply the available Scottish Government funding to its strategic priorities within its geographic area and to use this to inform its SHIP.

A national summary of the content of the current SHIPs (2017-2022) is attached at Annex A.

The committee will want to be aware that the period of this analysis does not directly compare with the period of the 50k affordable homes target.

I hope that this information is helpful.

Kind regards

**KEVIN STEWART**

## **STRATEGIC HOUSING INVESTMENT PLANS 2017 – 22**

### **Background**

- Strategic Housing Investment Plans (SHIPs) are part of the Local Housing Strategy (LHS) process and set out the key development priorities in each local authority to inform Scottish Government housing investment decisions.
- It is expected that SHIPs will be directly informed by the LHS and be developed in consultation with key stakeholders.
- The SHIP provides a 5 year forward look and covers the period 2017 – 22. The final year of the SHIP therefore falls outwith the timescale of the 50,000 target.
- Information provided in earlier years (e.g. years 1-3) will be more certain than project details in years 4-5.
- The Scottish Government does not approve or agree SHIPs but does provide feedback to Local Authorities in support of continuous improvement.
- SHIPs will be submitted on an annual basis with the next submission due by end of October 2017

### **Analysis**

- For the period 2017-2022 completions are currently estimated at 45,916
- The completions figure (45,916) does not include completions from national programmes (such as Open Market Shared Equity, MMR / LAR).
- Of all projects identified in the SHIPs approximately 80% of units are social rented housing.
- Of all projects identified in the SHIPs approximately 13% are identified as specialist provision.

## SHIP NATIONAL OVERVIEW,

### Completions and Site Starts

	Pre 17/18	2017/18	2018/19	2019/20	2020/21	2021/22	Total
Site Starts	4,821	12,181	10,539	7,432	7,242	6,205	48,420
Completions	NA	7,002	11,390	11,655	7,008	8,859	45,916

### Unit Information By Tenure 2017-2022\*

	All 2017-2022	All 2017-2022 %
Social Rent	46,471	80.0 %
Mid Market Rent	9,640	16.5 %
All LCHO	2,282	3.9 %
Total	58,393	100 %

\* Information is by project and may include units completed outwith the SHIP (2017-2022) period.

### Units by Type from SHIPs 2017-22

Type	%
Rehab	2%
Off the Shelf	2%
New Build	96%

Type	%
General	87%
Specialist	13%