

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 31 October 2023**

Subject: Strategic Housing Investment Plan (SHIP) – 2024/25 to 2028/29

1. Purpose

- 1.1 The purpose of this report is to seek Cabinet approval for the content of the draft Strategic Housing Investment Plan (SHIP) for submission to the Scottish Government.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the Strategic Housing Investment Plan (SHIP) as detailed in Appendix 1 with associated tables for onward submission to the Scottish Government; and**
- 2.1.2 delegates authority to the Depute Chief Exec and Director of Housing, Operations and Development to amend and finalise this document based on feedback received from the Scottish Government.**

3. Background

- 3.1 Each year, the Scottish Government requests that local authorities, in their strategic capacity, outline the new supply of affordable housing requirements for their area. The Strategic Housing Investment Plan (SHIP) sets out the Council's affordable housing investment priorities and outlines how the Government's affordable housing investment will be delivered locally. The current SHIP for South Ayrshire was approved by Cabinet in November 2022.
- 3.2 At Cabinet on 29 August 2023, approval was given to the draft Local Housing Strategy 2023-2028 (LHS). As part of developing the LHS, and in consultation with partners, a target of 135 new affordable homes per year was agreed. This target, along with the second hand market purchases will equate to 825 affordable homes for the period up to March 2028. Under the previous LHS (2017-2022), a total of 753 new affordable homes were completed.
- 3.3 The Council is now required to include a target for wheelchair accessible homes within the LHS. Based on data in the Housing Needs and Demand Assessment and consultation with relevant stakeholders, the Wheelchair Accessible Target has been

set to 20 units per year. Developments that have not yet received planning permission will be asked to meet the target.

3.4 In April 2023, the Scottish Government allocated £12.760m for 2023/24 to South Ayrshire to support additional affordable housing delivered both by the Council and Registered Social Landlords (RSLs). The Scottish Government has asked the Council to prepare our SHIP based on likely known commitments and assume future assumptions rates from 2024/25 of £12.971m.

3.5 Guidance from the Scottish Government indicates that the SHIP should overestimate the planned housing delivery over the life of the Plan. This is to ensure that resources can be redistributed within South Ayrshire should there be slippage in the local or national programme.

3.6 In April 2023, the Scottish Government confirmed that the subsidy rates awarded under the Affordable Housing Supply Programme would be changing. The subsidy would change from £71,500/ £75,000 per unit for local authorities and £83,000/ £78,000 for RSL developments, to £83,584/£88,260 for local authorities and £91,182/£97,027 for RSLs. Developments will receive further subsidy for meeting additional quality measures.

3.7 The SHIP is aligned to the outcomes identified in the Local Housing Strategy 2023-28 and recognises the role new affordable housing can play in meeting a number of the Council's strategic priorities including:

1. Places and Spaces;
2. Live, Work and Learn; and
3. Civic and Community Pride

3.8 The SHIP includes information on specific areas previously highlighted by Members:

- Housing and Health;
- Rural Housing;
- Fuel Poverty and Sustainability;
- Child Poverty; and
- Housing to 2040.

4. Proposals

4.1 The draft Strategic Housing Investment Plan (SHIP) for the period 2024/25 to 2028/29 will see a total of 861 affordable housing units on site.

Year	Units on Site
2024/25	151
2025/26	146
2026/27	248
2027/28	200
2028/29	116

4.2 The Scottish Government requests that Local Authorities plan for unexpected delays or constraints that may emerge. Therefore, we have over-programmed and included a 'Shadow Programme' with a potential of 484 units. The Shadow Programme is shown within the SHIP document in Appendix 1.

4.3 It is proposed that the Cabinet approves the draft SHIP for South Ayrshire and associated table attached to this report as Appendix 1. A more accessible version of the main SHIP table is attached to this report as Appendix 2.

5. Legal and Procurement Implications

5.1 Delivering the SHIP will require the conclusion of Section 75 planning agreements and application of the Council's Affordable Housing Policy. This will be done in partnership by the Council's Planning, Legal and Housing teams.

5.2 There are no procurement implications as further reports will require approval from the Cabinet before work on individual sites proceeds.

6. Financial Implications

6.1 This SHIP will determine the local allocation of the Affordable Housing Supply Programme (AHSP) for the period 2024/25 to 2028/29.

6.2 The value of projects within the SHIP exceeds the level of South Ayrshire's Affordable Housing Supply Programme funding in 2024/25, 2025/26, 2026/27, 2027/28, 2028/29. This allows for any slippage within the plan. In the event that expenditure exceeds available funding Scottish Government have indicated that South Ayrshire will likely be able to attract additional grant funding from underspends in other local authority areas but this will not be confirmed until later in the financial year. In the event that not enough additional funding is available, the Council and its partners may be required to 'front fund' some projects from borrowing until grant becomes available. Cabinet will be kept informed through the Housing Capital Programme updates throughout the year.

6.3 The SHIP also outlines the Council's contribution to the affordable housing development programme from Second Homes Council Tax discount and Commuted Sums. The uncommitted funds in these 2 accounts are £1,162,286 and £183,687 respectively with a further breakdown available in Appendix 1 under the Investment Programme section. It was agreed at Special Council of 15 September for these funds to be used fully on the Riverside Affordable Housing site. Additional contributions to these funds will be made during the term of the SHIP.

6.4 The SHIP has no direct financial implications for the HRA Business Plan as it is a strategic document. Any proposed Council new build projects will be assessed against the HRA Business Plan to ensure viability prior to presentation to the Cabinet.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 New risk(s) has/ have been identified and assessed in line with the Council's risk management process as follows: an inability to achieve our target could see affordable housing grant being reallocated to other parts of Scotland. These will be managed within existing operational activities and reference to the status of mitigations will be available through the Risk Register.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 Rejecting the recommendations may have financial implications and impact on the reputation of the Council by failing to increase the supply of affordable housing and make best use of available Scottish Government subsidy. This subsidy would be diverted to other Local Authorities if South Ayrshire cannot commit to delivery of the SHIP.

8.2.2 Rejecting the recommendations may result in increased pressure on the availability of affordable housing in the local area.

8.2.3 Rejecting the recommendations may result in the Council failing to make best use of available land to meet local housing need.

9. Equalities

9.1 An Equalities Impact Assessment (EQIA) has been carried out on the proposals contained in this report, which identifies potential positive and negative equality impacts and any required mitigating actions. The EQIA is attached as Appendix 3.

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - The Scottish Government Gateway has been contacted regarding this plan, and it has been determined that an SEA will not be pursued and the implications for the environment will not continue to be monitored. This is because the South Ayrshire Local Development Plan has been subject to, and guided by, a substantial SEA process at each stage of its development.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report. However, sites in preferred locations and those more likely to be developed within the next 5 years have been prioritised within the SHIP.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to the key commitments and priorities set out in the Council Plan 2023 – 2028 with regard to improving our Places and Spaces, Ensuring South Ayrshire is a good place to Live, Work and Learn and having and achieving a sense of Civic and Community Pride.

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report however, public consultation as part of the Local Development Plan process has identified the majority of sites detailed within the SHIP.
- 13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has taken place with the More Homes Division of the Scottish Government and Registered Social Landlords operating in South Ayrshire. Both the Scottish Government and RSLs are supportive of the SHIP with a view to maximising affordable housing delivery across South Ayrshire

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Submission of the Strategic Housing Investment Plan (SHIP) in draft format (subject to final clearance) to the Scottish Government	3 November 2023	Coordinator, Housing Policy and Strategy

Background Papers **Report to Leadership Panel of 26 October 2021 - [Housing Need and Demand Assessment 2021-2026](#)**

Report to Cabinet of 29 August 2023 - [Local Housing Strategy - 2023 to 2028](#)

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Date: 18 October 2023

Strategic Housing Investment Plan

2024/25 – 28/29





**The Strategic Housing Investment Plan (SHIP)
2024/25 – 2028/29 sets out the strategic
investment priorities for affordable housing over
the next five years**

Contents

Introduction	4
Strategic Priorities	5
Partnership Working & Governance	6
Investment Programme	7
Deliverability	7
2nd Home Council Tax Fund	7
Developer Contributions	8
Prudential Borrowing	8
Infrastructure Fund	8
Progress on Previous SHIP 2022/23 – 2026/27	9
Investment Priorities	10
Second Hand & Empty Homes Buy Backs	11
Energy Efficiency and Fuel Poverty	11
Empty Homes	12
Older People and independent Living	13
Rural Needs	13
Wheelchair/Specialist Provision	14
Housing to 2040	15
Equalities	16
Rapid Rehousing Transition Plan	16
Child Poverty Action	17
Strategic Environmental Assessment (SEA)	17
Appendix 1	18
Appendix 2 Shadow Programme	19

Introduction

The Strategic Housing Investment Plan (SHIP) 2024/25 – 2028/29 sets out the strategic investment priorities for affordable housing over the next five years that will achieve outcomes set out in the Local Housing Strategy and HNDA.

The SHIP is based on the Resource Planning Assumption (RPA) confirmed by the Scottish Government in April 23 as part of the Affordable Housing Supply programme (AHSP) and subsidy rates outlined in October 2021.

The Council has forecast, in consultation with the Scottish Government, that funding for affordable housing development in South Ayrshire will equate to £64.644m between April 24– March 2029.

The Affordable Housing Development projects identified for the RPA period 2024/25 to 2028/29 are detailed in Appendix 1. The nature of development means that unexpected delays or constraints may emerge, therefore we have over-programmed to include additional potential projects in our “shadow programme” to take forward in the event of project slippage.

This “shadow programme” of alternative sites is detailed in appendix 2. Further council approval will be required before any of these projects are taken forward.

All Council led projects that meet the criteria outlined within the SHIP will be formally approved by the Council to determine housing mix and type.



Strategic Priorities

South Ayrshire Council's Local Housing Strategy 2023 - 2028 makes special mention to housing supply and making sure that new build developments meet the local needs as far as possible and that the existing stock in the local authority area – whether public or private- is used as efficiently as possible. This is achieved by:

- Setting the housing supply targets
- Making best use of existing stock
- Rural Housing
- The Private Rented Sector (PRS)
- Build to Rent (BTR)
- Self-Build/Custom Build

The overarching priority of the Housing Supply theme in the LHS 2023 – 2028 is that “People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected”. In order to achieve this priority, a target of 135 units of affordable housing are built or acquired per year to meet need. The LHS 2023 – 2028 supports the delivery of these 135 units per year with the following actions;

- Consider innovative ways to increase the housing stock and ensure any new approaches/sites are supported and incorporated within the LDP.
- Implementation and annual review of the Strategic Housing Investment Plan (SHIP) in collaboration with key stakeholders.
- Promote South Ayrshire's assets to private housing developers to encourage the progression of new builds sites.
- Work with a range of partners to identify opportunities to progress housing developments on identified brownfield sites which are currently financially unviable.
- Lobby the Scottish Government for a greater level of subsidy to meet valuations in higher demand areas allowing us and to increase our housing stock within areas where we have a higher applicant to let ratio.

The SHIP tables in appendix 1 outline how this overarching priority is met by South Ayrshire Council and its partners.

South Ayrshire Council has developed a Housing Need and Demand Assessment (HNDA) 2022-2027. The key findings within the HNDA informed the Local Housing Strategy of need for wheelchair accommodation, see below for further details. The LHS 2023 – 2028 identified a need for 20 units of affordable wheelchair accommodation per year to be developed along with stakeholder consultation.

The LHS acknowledges that many tenants in social housing are dependent on housing benefits and under pressure from the impact of welfare reform and rising living costs. Therefore, to ensure homes are affordable, rent levels for new build properties will be set on or below the Local Housing Allowance.



New build properties will aim to be cheaper to heat by investing in new heating systems as well as investigating innovative methods to keep homes warmer for longer. Some of these methods currently being explored by the council are outlined overleaf. These methods will help the council meet outcomes set out within the Council's Climate Change and Sustainable Development Strategy.

Partnership Working & Governance

The council is committed to supporting our partners to deliver affordable housing developments within South Ayrshire. The following key stakeholders have influenced the SHIP:



South Ayrshire Council Services (Planning, Asset Management, Housing Operations, Finance and the Health and Social Care Partnership)

Liaison meetings have taken place between South Ayrshire Council, RSL partners and the Scottish Government. These meetings discussed investment in the delivery of affordable housing in South Ayrshire over the next five years and agreed approaches for achieving the aims set out in our Local Housing Strategy.

Informal internal meetings are also regularly held with RSL partners to discuss current individual affordable housing developments and future development opportunities.

The Council adopts a collaborative approach in the preparation of the SHIP not only with its partner RSL's but also the Health and Social Care Partnership. Discussions have taken place to confirm housing demand and location preference to enable support requirements.

The co-ordinator for Housing Policy & Strategy and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment have regular meetings in preparation of this SHIP. Consultations on developments have also been carried out with the community where they are to be delivered.

If any project becomes delayed or non-viable, the Council will work with RSL partners and the Scottish Government to ensure that new homes are delivered by accelerating other projects within the SHIP.

LHS

Our LHS was developed through early consultation with an online survey promoted on our social media

platforms as well as distributed to our partners. The survey closed on October 2023 and received 177 responses with representation throughout South Ayrshire and from all tenures.

As well as the online survey, meetings were held with our partner organisations to concentrate on different areas split into theme groups that were; Placemaking, Prevention, Provision and Integration and Health Homes and Fuel Poverty. The theme group meetings then informed the LHS, and a final draft was made available for consultation on the Council's website and circulated to partners and publicised on social media platforms.

HNDA consultation

The development of our recent HNDA took place during the COVID-19 pandemic therefore opportunity to contribute was limited. However South Ayrshire Council sought to take a collaborative approach to developing the HNDA and the following methods were used to seek views on key issues;

- The housing market partnership met regularly throughout the production of the HNDA with representation from relevant services.
- A joint Housing and HSCP workshop was held to provide an opportunity for staff to discuss how we can work together.
- Another joint Housing and HSCP workshop was held for young people with experience of homelessness and complex needs as well as professionals working with this group
- A workshop involving professionals delivering services to minority communities was held
- Wider public consultation took place in July and August 2021 on the consultative draft of the HNDA.

Investment Programme

On the 30th April 2021, the Scottish Government wrote to South Ayrshire Council to confirm that the Resource Planning Assumption (RPA) for 2024/25 was £12.760m

The national resources available for future RPAs will depend on future budget decisions by the Scottish Government. However, South Ayrshire Council have been advised to work on the assumption that the RPA's beyond 2024/25 will be at least¹

2024-25	2025-26	2026-27	2027-28	2028-29	Total
£12.760m	£12.971m	£12.971m	£12.971m	£12.971m	£64.644m

This equates to £64.644m over the five-year period.

This funding will be made available on the basis of subsidy rates set by the Scottish Government of £83,584/£88,260 per unit for local authorities and £91,182/£97,027 for RSL developments.

¹<https://www.gov.scot/publications/affordable-housing-resource-planning-assumptions-to-councils-2021-2022-to-2025-2026/>



Deliverability

All sites are developed through partnership working and co-operation between the Special Property Projects Team, Housing Policy, Planning, Asset Management and lead officers of RSLs.

A Range of possible funding sources has been identified to help increase the supply of affordable housing. These sources are outlined below:

- Council Tax on empty and long-term vacant properties and 2nd homes
- Commuted sums
- Land transfer to RSLs
- Prudential borrowing
- Infrastructure fund

The Scottish Government's guidance suggests that a minimum slippage factor of 25% be applied on an annual basis to the programme and applied to the RPAs.

2nd Home Council Tax Fund

The balance in the Second homes council tax balance - as at 31st March 2023 is £1,162,286.22

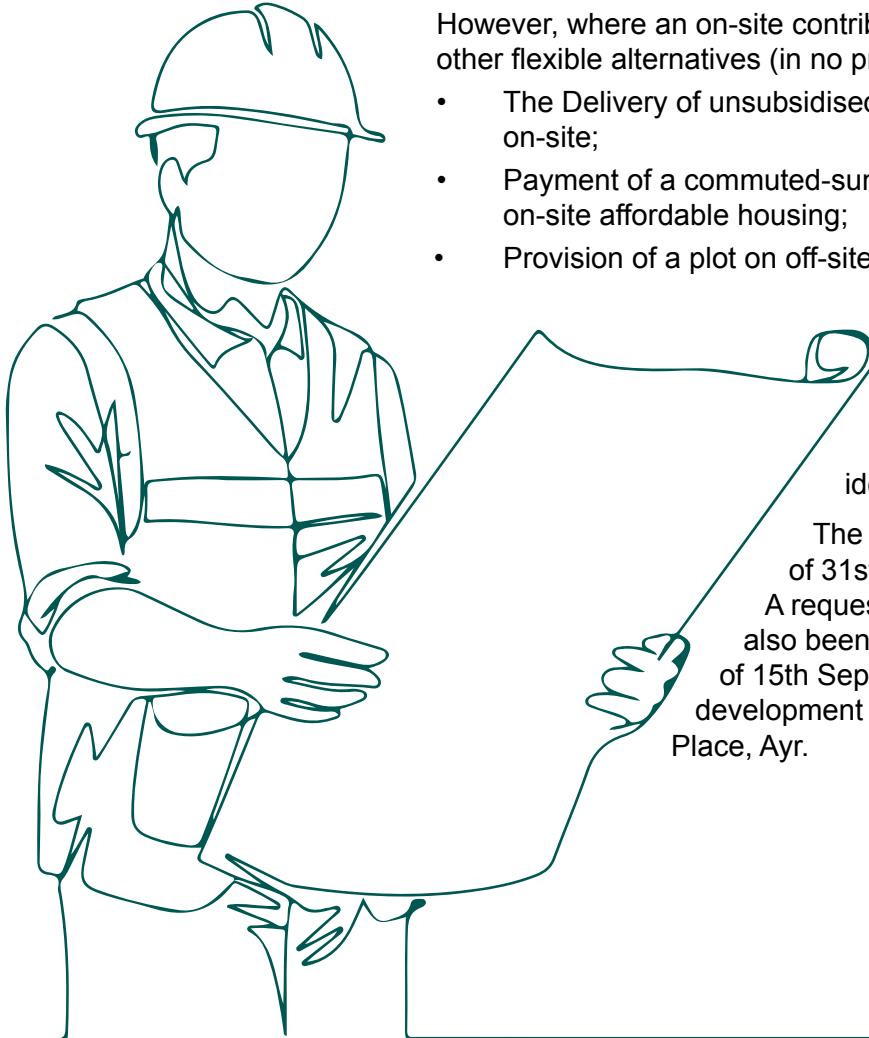
The full amount of this has been requested to be utilised for the development of affordable housing at Riverside Place Ayr, approved at Full Council of 15th September 2023.

The total uncommitted second homes council tax would therefore be zero if the paper is approved.

Developer Contributions

In terms of developer contributions, it is the Council’s stated preference within the affordable housing policy that affordable housing contributions should be made on-site, in whole or in part.

This preference meets identified affordable housing needs and supports the development of mixed, sustainable communities across South Ayrshire.



However, where an on-site contribution is not possible there are other flexible alternatives (in no priority order):

- The Delivery of unsubsidised affordable housing units on-site;
- Payment of a commuted-sum in lieu of on-site affordable housing;
- Provision of a plot on off-site land.

Each site will be considered on it’s own merits in line with a range of priorities, including deliverability, housing mix, the needs of partners and priorities identified in the HNDA and LHS.

The balance of Commuted Sums as of 31st March 2023 is £183,687.76. A request to utilise this full amount has also been submitted to Full Council as of 15th September 2023 for the new build development Affordable Housing – Riverside Place, Ayr.

Prudential Borrowing

The Council, in accordance with it’s Housing Revenue Account (HRA) Business Plan, is committed to specific prudential borrowing of:

Financial Year	Borrowing (Millions)
2023/24	£54,333
2024/25	£31,838
2025/26	£19,929
2026/27	£11,747
2027/28	£11,865

As projects reach design conclusion and are approved by elected members, borrowing levels may vary to support new housing delivery.

In the previous financial year 2022-23, 193 units were completed. This current financial year will see 234 units either completed or on site by the end of 2023-24.

Infrastructure Fund

The Scottish Government has introduced an Infrastructure Fund to support projects where the scale and nature of infrastructure costs would prevent it from being supported through the Affordable Housing Supply Programme. The Scottish Government is keen to see development of a number of pipeline sites that are capable of bringing forward housing within the next 5 years. Sites that are applicable have been detailed in Appendix 1 to support completion within the Scottish Government's timescales. The Council will work with developers and their agents to support any planned application to the Infrastructure Fund.

Progress on Previous SHIP

2022-23 Completions						
Project	Sub area	No. Units	Developer	Specialist Provision	Subsidy Required	Progress
North East Troon (Phase 3)	Troon	52	RSL – Ayrshire Housing		£3,744,000	Final handover of the 52 units was completed in November 2022
Carrick Street	Ayr	31	RSL – Ayrshire Housing	Amenity Units	£3,645,053	31 flats are due to be completed and handed over in October 2023
Dundonald	Dundonald	63	RSL – Irvine Housing		£3,700,000	Last of the units were handed over in October 2022 with practical completion in November 22
Former Tarbolton Primary	Rural North	14	Council	(Partial) Specialist provision	£826,000	Completed October 22
Greenan Phase 3	Ayr	31	RSL-WOSHA		£1,156,908	Completed February 2023
Mainholm Phase 1	Ayr	13	Council	Amenity Units		Phase 1 completed and handed over 2nd August 23
Monkton	Prestwick	50	RSL – Irvine Housing Association		£1,850,000	28 units were handed over in Nov & Dec 2022 with the final 22 units handed over in May 23.
2022-23 Progress						
Project	Sub area	No. Units	Developer	Specialist Provision	Subsidy Required	Progress
Mainholm Phase 2	Ayr	8	Council	Amenity Units		Due for completion August 2023
Greenan Phase 4	Ayr	6	RSL – WOSHA		£432,000	Expected to be completed by the end of 2023
Kirkmichael	Rural South	13	RSL – Ayrshire Housing		£936,000	Construction due to start 2024
Gardenrose	Maybole	20	RSL – Ayrshire Housing		£1,440,000	

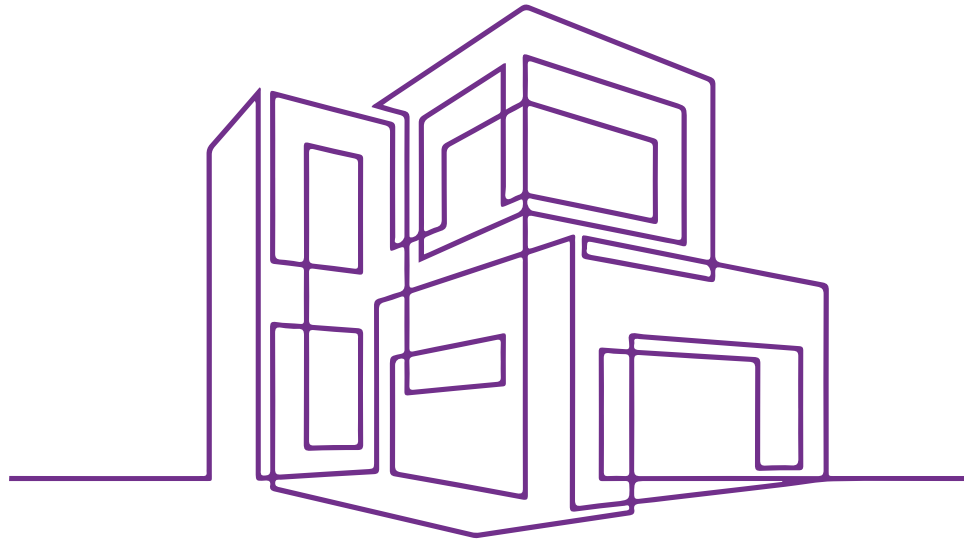
Investment Priorities

The Local Housing Strategy (LHS) emphasises the importance of establishing investment priorities that will align with the Scottish Governments Affordable Housing Target.

To synchronise the SHIP and LHS priorities we aim to achieve an increased supply of social rented housing in high priority areas that have been identified in the HNDA 2022-2027 which also makes note of plans to address rural developments. The HNDA 2022-2027 has identified a net existing need figure of 1,328 households. Additionally, an increase of the provision of easily adaptable and wheelchair accessible new build housing, and housing for specific needs on site-by-site basis in partnership with the Health and Social care partnership and RSL's.

The Scottish Government published its vision for Scotland's housing over the next 20 years. In this vision, it sets a target of 100,000 affordable homes promised by 2031/32 and makes specific support for development in rural and island communities, helping to stem rural depopulation by examining modern methods of construction and other building that involves new technology to assist challenges in rural areas.

The number of affordable homes delivered in South Ayrshire will be of the size and type to coordinate with the HNDA 2022-2027. Each development identified in the SHIP will be assessed on a case-by-case basis for size and type.



Second Hand Market Purchases – Council Buy Backs

South Ayrshire Council operates a very successful “Buy Back” scheme where the council can purchase ex-local authority properties that meet strategic objectives.

Purchasing ex-local authority properties is an economical and carbon friendly way of increasing council housing stock and ensuring a warm energy efficient and affordable home with a Scottish Secure Tenancy for a household on our waiting list.

The Buy Back scheme also allows the council to progress with retrofitting blocks of flats with energy efficiency measures by increasing the ownership within the block.

The SHIP details the number of properties to be bought back in the next three phases of Second-Hand Market Purchases. Subsidy levels for these have recently changed to a tiered approach to subsidy shown below.

Property Purchase Price	Scottish Government Grant
Up to £80,000	£40,000
£80,001 - £99,999	£45,000
£100,000 or >	£50,000

Energy Efficiency and Fuel Poverty

The Scottish Government has set a target of 2045 for Scotland to reach net zero, with interim targets of 75% by 2030 and 90% by 2040. For buildings, this will include the introduction of a 'New Build Zero Emissions from Heat Standard' which will be introduced from 2024. This will require all new builds to have zero emissions heating systems. The new standard will lead to a ban on gas and oil boilers in new builds.

The net zero target requires all buildings across Scotland to reach net zero by 2045. This will include all buildings built before 2024.

In conjunction with the above objectives, the 'Housing to 2040' vision document recently issued by the Scottish Government encourages all social housing to be net zero by 2024.

All projects proposed in the SHIP will help to tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home and aims to meet outcomes set out within the Councils Climate Change and Sustainable Development Strategy, Outcome 3.1 Homes and Communities are energy efficient, environmentally sustainable and fuel poverty is minimized.

The Council are currently investigating measures that could be taken to reduce carbon emissions and progress towards net zero with our new build sites at Mainholm and Riverside.

These measures include:

- Enhanced floor and roof insulation
- Enhanced air tightness
- Mechanical Ventilation with Heat Recovery (MVHR)
- Triple glazed windows
- Air Source Heat Pumps (ASHPs) to houses
- Exhaust Air Heat Pumps (EAHPs) to flats
- Underfloor heating
- Enhanced rainwater goods
- Waste Water Heat Recovery (WWHR) to bath/shower water

Each of these measures will be taken under consideration and

applied to new build sites where appropriate.

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Act establishes a new two-part definition whereby a household is considered fuel poor if:

- after housing costs have been deducted, more than 10% (20% for extreme fuel poverty) of their net income is required to pay for their reasonable fuel needs; and
- after further adjustments are made to deduct childcare costs and any benefits received for a disability or care need, their remaining income is insufficient to maintain an acceptable standard of living, defined as being at least 90% of the UK Minimum Income Standard (MIS).

It is estimated that 35% of all households in South Ayrshire are experiencing fuel poverty. This is approximately 18,000 households. This can impact the health of children, as children in cold homes are twice as likely to suffer from breathing problems as well as influencing their ability to thrive in their education. Health issues may prevent them from attending school and a lack of warm space preventing them from completing homework.



Empty Homes

A long-term empty property can be detrimental to the environment and attract anti-social behaviour. South Ayrshire Council has a specific Empty Homes Strategy for tackling this issue and has a close working relationship with the Scottish Empty Homes Partnership in bringing empty properties back into use to alleviate homelessness and increase the number of affordable homes.

16 properties were brought back into use during 2022/23 with direct involvement from the Empty Homes Officer. The Empty Homes Strategy sets a target of 20% of Long term Empty Properties to be returned to use by the end of the strategy 2023. Since 2017, 97 empty properties have been brought back into use. In April 2022, Council Tax records showed 639 private sector properties were recorded as empty homes. The pandemic slowed progress meaning that to date 15% of empty homes have been brought back into use. However, by the end of the current strategy the council is confident of achieving the 20% target set out in the last Empty Homes Strategy.

The length of time a property has been empty before being brought back into use varies. The majority of properties are empty between 1 and 5 years.

Length of time a property had been empty before being brought back into use 2022-23

Duration as Empty	No. of Properties
Less than a year	3
1-2 Years	6
2-5 Years	6
5-10 Years	1
10+ Years	0

The Empty Homes officer will implement several strategies to bring long term empty properties back into use. This can include; Advice about renting, advice about selling, providing an empty homes loan, issuing a VAT reduction letter, purchasing the property through the council's buy back scheme or using the matchmaker scheme to find a suitable buyer. Details of the number of properties back into use over the last three years and the methods used are shown in the table below

Properties brought back into use and methods used 2020 – 2023

Financial Year	No. of properties brought back	Methods used						
		Advice about renting	Advice about selling	Empty Homes Loan	Sold via Buy Back Scheme	Sold via Matchmaker scheme	VAT reduction Letter	Motivation
2020-21	6		1		5			
2021-22	14	2	2		5	1	3	1
2022-23	16	1			11	1	2	1

The Council is due to revise it's Empty Homes Strategy and will explore further options to bring long term empty properties back into use such as;

- Sweat Equity
- Compulsory Purchase Orders
- Grant Funding

The Empty Homes officer has also recently created strong links with the newly formed Social Letting Service. Moving forward, more properties will be brought back using this method.

Older People and independent Living

South Ayrshire has an ageing population, and it is estimated that 27% of households will be over the age of 75 by 2037. Therefore, we will work to address the housing and support need of older people by working in partnership with the Health and Social Care partnership.

Helping older people to remain independent in their own home for as long as possible is a key element in our approach to 'independent living'. Aids and adaptations are offered to help older people and people with disabilities in South Ayrshire by supporting them to live safely, comfortably, and independently at home.

Provision of housing for older people is a main priority in our new build programme. Specifically built and designed properties are being developed and integrated within developments to provide balanced communities.

Housing Adaptations helping people to remain independent in their own home for as long as possible is a key element in our approach to 'independent living' identified in the LHS. This can involve the adaptation of people's homes to meet their needs, reviewing people's housing options and exploring specialist accommodation.



Rural Needs

28% of South Ayrshire population live in rural areas or remote small towns. Appropriate housing is key to ensuring our rural communities remain sustainable and residents can meet their current needs as well as their future aspirations.

South Ayrshire Council's Local Development Plan (LDP) notes that we will give support to "development in rural areas which supports prosperous and sustainable communities while protecting and improving the environment". Housing development outside existing developments should primarily involve:

- reusing existing buildings and replacement housing,
- infill development within existing clusters or groups of housing, and
- housing to meet rural business requirements.

Consultation with our rural communities took place in 2019, using a mixture of qualitative and quantitative methods including:

- Consultation events with members representing rural wards
- Interactive sessions with S5 and S6 pupils
- Social media campaign

The Scottish Government made special mention to the support of rural developments in its vision for Housing to 2040 in an attempt to stem rural depopulation. This includes:

- Extension of modern methods of construction and new technology to assist "challenges in rural areas"
- Change to funding guidance to permit communities to enter long term leasing arrangements with owners of empty property, helping to bring long term empty property back into use.

Findings from these consultation sessions have influenced this SHIP and will help the council achieve the vision set out for rural housing in the Scottish Governments Housing to 2040 vision.

Wheelchair/Specialist Provision

New social housing developments in South Ayrshire have been enhanced by adopting a “lifetime homes” approach to new build properties. Meaning houses are built to achieve Housing for Varying Need standard and incorporate accessibility features from the outset. These properties are designed to be adaptable over time to accommodate an individual or family’s changing needs (which could include the need for a wheelchair). Within our current new build properties at least 12% are suitable for wheelchair users.

In addition, South Ayrshire Council is keen to explore opportunities to develop new-build specialist accommodation that also allows the care needs of older people and people with disabilities to be met on site. One such ‘core and cluster’

development is planned in Fort Street Ayr, and the authority will work with the Health and Social Care Partnership to identify opportunities for development in the years to come. (Info on fort street)

the current HNDA (2022 – 2027) has identified an estimated 1810 wheelchair users in South Ayrshire. The previous HNDA (2016 – 2020) estimated 1,850 wheelchair users in South Ayrshire, which proves a degree of continuity.

The HNDA (2022 – 2027) has provided an estimate of unmet housing need among wheelchair user households in South Ayrshire as 353 households. The table below, shows the unmet housing need of wheelchair user households as discussed in the HNDA.

Household type	Estimated households, 2018, as per Table 3.a	Calculation	Unmet need
Number of households using a wheelchair all the time	314 households	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	60 households
Number of indoor only user households	154 households	Assume 25.6% (all of those in SHS requiring adaptations and accommodation unsuitable)	39 households
Number of outdoor only user households	1,342 households	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	254 households
Estimated unmet housing need among wheelchair user households in South Ayrshire in 2018			353 households

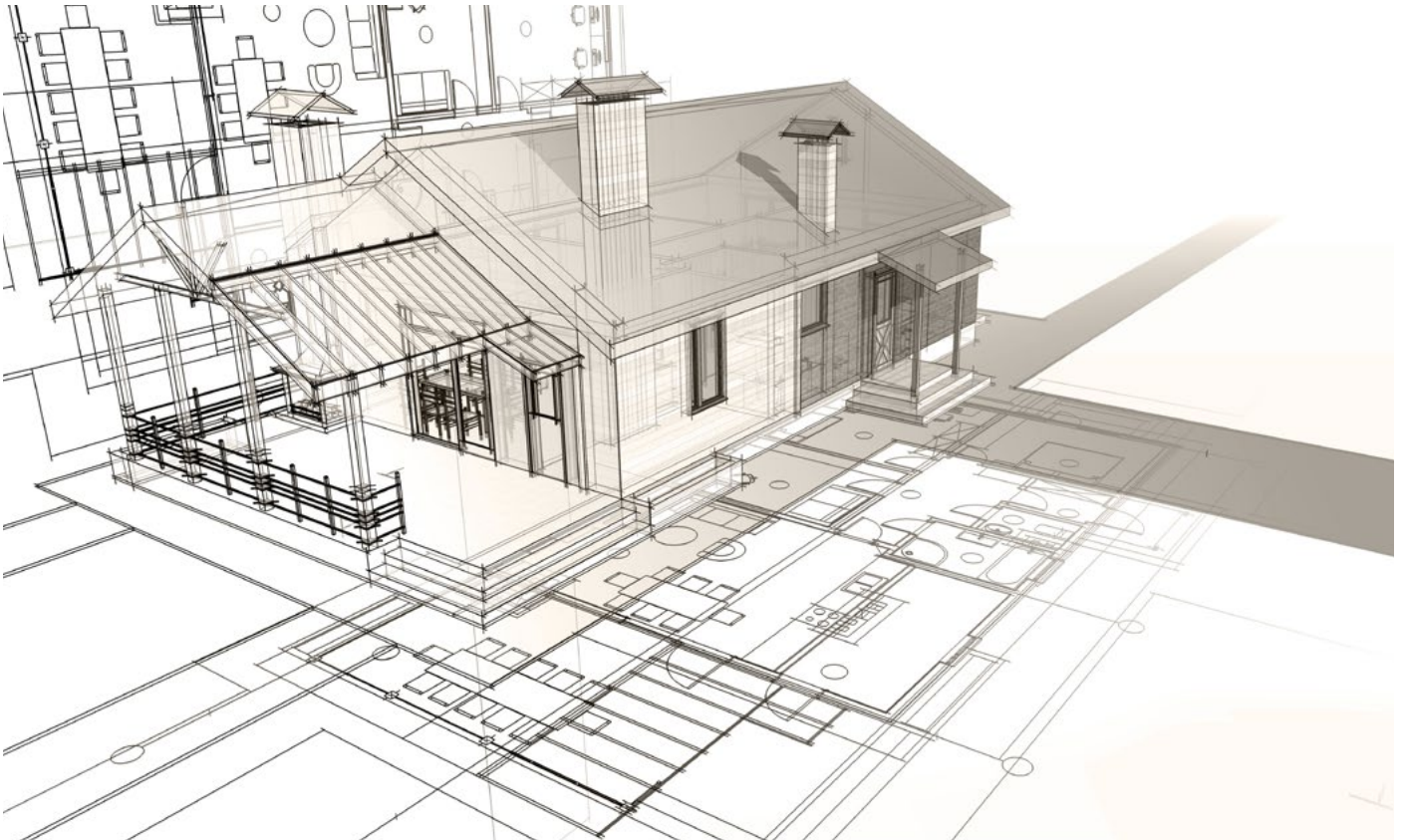
Table 2. Estimate of unmet housing need among wheelchair user households in South Ayrshire, 2018

The LHS 2023-2028 set a target of 20 units of affordable wheelchair accessible housing per year. This number is to be annual reviewed through this SHIP as well as an annual review of the contribution that private developers will have in the delivery of wheelchair accessible housing.

In terms of demand for housing, we work closely with the Integrated Joint Board to identify specific needs and through Council and RSL new build seek to address the needs of wheelchair users through the AHSP. In addition, all social housing developed

as part of the AHSP meets Housing for Varying Needs, and as such can be adapted to meet the needs of households with disabilities.

If wheelchair accessible housing targets cannot be met from public sector housing developments alone, the council will consider introducing a percentage wheelchair accessible housing policy for private market housing developments in LDP3, based on the findings of the HNDA and the deliberations informing the LHS.



Housing to 2040

The Scottish Government have recently published their Housing to 2040 strategy that outlines the vision for housing over the next 20 years. The strategy's vision describes what stakeholders wanted their homes and communities to look like in 20 years' time and is deliberately ambitious. The principles outline a guide to policy decisions might be formed in the future to make the vision a reality. The vision and principles have informed the Housing to 2040 route map.

The route map is divided into four main areas:

- Building more homes
- Increasing affordability and choice
- Making homes warmer using greener energy
- Improving the quality of all housing

Within this strategy, there are several key features that may have a significant impact on the council's new build programme and as such have an impact on the SHIP. These include:

- 100,000 more affordable homes by 2031/32, at least 70% of which will be for social rent.
- All new homes built by councils and registered social landlords to emit zero carbon by 2026.
- A housing standard to cover all new and existing homes, including agricultural properties and mobile homes.
- An accessible homes standard for new homes, giving disabled people more options and reducing the need for adaptations as people get older.
- Planning guidance that ensures amenities, including open space, are within easy reach of people's homes.

The council will continue to monitor guidance that comes from the Scottish Government in relation to this strategy and strive to achieve the outcomes set out in the vision, many of which are currently high priority in the current SHIP.

Equalities

South Ayrshire Council is fully committed to the general principles of fairness and equality and seeks to apply these principles in all that it does as a community leader, service provider, education authority and employer.

In taking these actions forward regarding affordable housing development, our SHIP has been subject to a full Equalities Impact Assessment (EIA) to consider any potential issues with our programme.

Our EIA did not identify any negative impacts in the delivery of our Affordable Housing Development Programme. There were a number of positive impacts that were identified when undertaking the EIA, mainly;

- Affordable housing for those in lower incomes
- More energy efficient properties reducing housing running costs.
- Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects.
- Meeting the housing needs of people wishing to live in rural areas within individual rural based housing development projects.
- The SHIP may impact positively on deprivation and issues relating to poverty and social exclusion as it will help to increase the supply of affordable housing across South Ayrshire and therefore help to meet housing need.



Rapid Rehousing Transition Plan

South Ayrshire Council's Rapid Rehousing Transition Plan 2019-2024 (RRTP) recognises the important contribution new build development of affordable housing can play in meeting the needs of homeless households, either directly (being allocated accommodation in a new build property) or indirectly (new build accommodation freeing up other housing within existing stock through lets to transfer applicants). As part of its RRTP, South Ayrshire Council has set a target that 51% of all Council lets should be allocated to homeless households. Figures remain above the target of 51% set out by our RRTP, in 2022/23, 55% of lets were to homeless households.

South Ayrshire Council has set a target that 25% of all RSL lets should be allocated to homeless households. RSL's have begun new build developments in the area and work with partners continues to achieve the set target.

At the time of writing our RRTP, the majority of lets to new build Council housing were made to Housing List or Transfer List applicants (approximately 87%), more than a tenth (12%) of all new build lets were made to homeless households.

As such, the aims of the SHIP are consistent with those of the RRTP.

Child Poverty Action

South Ayrshire has the 12th highest child poverty levels in Scotland with 12.9% of children under 16 classified as living in absolute low-income families after housing costs. This equates to approximately 2,255 children.

Child poverty is most prevalent in the Ayr North and Girvan and South Carrick wards at 17.7% and 16.5% respectively and lowest in Ayr West where it is at 9.3%.

A whole system approach is developing within the Community Planning Partnership and third sector organisations to mitigate the impact of poverty on children's lives in South Ayrshire, but the most effective long-term options for reducing child poverty sits within national government policies.

The Scottish Government have recently published a new strategy to tackle child poverty - Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026 (<https://www.gov.scot/publications/best-start-bright-futures-tackling-child-poverty-delivery-plan-2022-26/>).

In April 2023, the South Ayrshire Community Planning Partnership Board were provided with an update on South Ayrshire's existing Child Poverty Action Plan. This report detailed progress made by services across the council and its partners in reducing Child Poverty. Housing has played a major role in doing so having been committed to the following actions;

- Deliver 1,000 new affordable homes by 2023
- Development of Team around the Family approach, along with other council services and external partners

- Double Glazing window improvement programme to 500 homes with low energy efficiency ratings
- Energy Efficiency projects to improve Housing quality in Public and Private Sector
- Extension to existing service – Ayr Housing Aid First Home Project
- Housing Support via Seascope & Ayr Housing Aid
- Implement new Pathways for Care Experienced Young People to source suitable housing without having to present as homeless

South Ayrshire Community Planning Partnership is currently in the process of developing a new Child Poverty Strategy to refresh and realign the child poverty action plan to better reflect national and local circumstances.



Strategic Environmental Assessment (SEA)

As the “Responsible Authority” in the terms of the Environmental Assessment (Scotland) Act 2005, the Council has a duty to determine whether policies will have significant environmental effects and therefore whether a full Strategic Environmental Assessment (SEA) is required.

To that end, applying the relevant criteria as set out in Schedule 2 of the Act, the Council carried out a pre-screening of the SHIP under Section 8(1) of the Act.

This pre-screening process found that the SHIP on its own is unlikely to have significant environmental impact. This assumes that decisions and options surrounding the environmental impact of housing development would be assessed through the Local Development Plan.

A pre-screening notification was submitted to the SEA Gateway on 17th August 2023 and no concerns were raised by the relevant Consultation Authorities.

Appendix 2 Shadow Programme

Potential Future Sites		
Household type	No. Units	Estimated households, 2018, as per Table 3.a
Barrhill	7	South Ayrshire Council
Heathfield (Phase 3)	40	South Ayrshire Council
Fisherton	10	Ayrshire Housing
Wallacetown	30	South Ayrshire Council
Heathfield (Phase 1)	40	South Ayrshire Council
McCall's Avenue East (Phase 1)	30	TBC
Heathfield (Phase 2)	40	South Ayrshire Council
Dailly	8	South Ayrshire Council
Station Road Girvan	20	South Ayrshire Council
Dalrymple Street Girvan	6	South Ayrshire Council
St Cuthberts Golf Course	18	Ayrshire Housing
Main Road Ayr	9	Ayrshire Housing
Galloway Avenue Ayr	24	Ayrshire Housing
McCall's Avenue East (Phase 2)	40	TBC
Orient Cinema	30	Ayrshire Housing
Barrhill	7	South Ayrshire Council
Cairn School Maybole	25	South Ayrshire Council
Dundonald Modular Build	40	West of Scotland Housing Association
Glenparks	60	Ayrshire Housing Association

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Site Name.	Developer	Approval Year	Estimated Site Start Date	Estimated Completion date	Total Units	Site Starts							
						2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2023/24	2024/25
Greenan Phase 3 (WSHA)	WEST OF SCOTLAND H A LTD	2021	1 Jan 2022	1 Feb 2023	31							31	
Monkton	IRVINE HOUSING ASSOCIATION	2021	01 Nov 2021	31 Oct 2023	22							22	
Mainholm, Ayr (Phase 1)	SAC	2022	26 Sep 2022	23 Oct 2024	69	69						69	24/25
Mainholm, Ayr (Phase 2)	SAC	2022	15 May 2023	10 Feb 2025	91	91							91
Greenan Phase 4	WEST OF SCOTLAND H A LTD	2022	16 Jan 2023	15 Jan 2024	6	6							6
Former St Ninians Primary School	SAC	2023	01 Jan 2024	01 Jun 2025	42	42							42
Second Hand Market Purchases SAC - ASHP - Phase 9	SAC	2023	01 Oct 2023	31 Mar 2024	30	30						30	
Ayrshire Housing Open Market Purchases 2023/24	AYRSHIRE HOUSNG	2023	01 Oct 2023	31 Mar 2024	5	5						5	
Riverside Place	SAC	2023	1 Dec 2023	15 Mar 2025	75	42	33						
Second Hand Market Purchases SAC - ASHP - Phase 10	SAC	2023	01 Apr 2024	31 Mar 2025	30		30						
Manse Road Coylton	AYRSHIRE HOUSNG	2023	1 Oct 2024	1 Jun 2025	13		13						
Croft Road Tarbolton	AYRSHIRE HOUSNG	2023	23 Mar 2024	23 Mar 2026	25		25						
Green St	AYRSHIRE HOUSNG	2023	31 Mar 2024	21 Mar 2025	32		25						
Afton Avenue, Prestwick	SAC	2023	23 Apr 2024	28 Aug 2025	25		25						
North of Queens Terrace , Maybole	AYRSHIRE HOUSNG	2023	31 Jan 2026	31 Aug 2027	22			22					
Waggon Road (Ayrshire Housing)	AYRSHIRE HOUSNG	2023	01 Jun 2024	1 Apr 2025	9			9					
Buchan Road, Troon	SAC	2025	20 Jan 2025	31 Mar 2026	30			30					
Dalmilling, Ayr	SAC	2022	1 May 2025	1 Dec 2026	25			25					
Dunlop Crescent, Ayr	SAC	2020	31 Aug 2025	26 Aug 2026	10			10					
Aldersyde Avenue, Troon	SAC	2025	01 Apr 2025	30 May 2026	20			20					
Second Hand Market Purchases SAC - ASHP - Phase 11	SAC	2023	01 Apr 2025	31 Mar 2026	30			30					
Corton (Phase 1)	TBC	2024	30 Jun 2026	20 Dec 2027	50				50				
Kirkmichael Meadowbank Place 2	AYRSHIRE HOUSNG	2024	31 May 2026	17 Nov 2027	13				13				
South Harbour Street, Ayr	AYRSHIRE HOUSNG	2022	03 Apr 2026	31 Aug 2028	40				40				
Second Hand Market Purchases SAC - ASHP - Phase 12	SAC	2023	01 Apr 2026	31 Mar 2027	30				30				
New Stables Lane Scheme - Maybole Regeneration	AYRSHIRE HOUSNG	2023	22 Mar 2026	22 Mar 2027	15				15				
West Sanquar Rd	WEST OF SCOTLAND H A LTD	2025	25 Feb 2026	23 Mar 2028	100				50	50			
Arran Mall Ayr	SAC	2026	20 Mar 2027	20 Oct 2028	95				50	45			
Second Hand Market Purchases SAC - ASHP - Phase 13	SAC	2023	01 Apr 2027	31 Mar 2028	30					30			
Corton (Phase 2)	TBC	2025	30 Jun 2027	20 Dec 2028	50					50			
McConnell Square Girvan	SAC	2027	01-Apr-27	31-Mar-28	25					25			
Corton (Phase 3)	TBC	2026	30 Jun 2028	20 Dec 2029	50						50		
Second Hand Market Purchases SAC - ASHP - Phase 14	SAC	2023	01 Apr 2028	31 Mar 2029	30					30			
Fenwickland Avenue Ayr	SAC	2027	01-Apr-28	31-Mar-29	12						12		
Willow Lane	SAC	2027	01-Apr-28	31-Mar-29	12						12		
Troon Lock Ups	SAC	2027	01-Apr-28	31-Mar-29	12						12		

***Wheelchair Target based on 15% planning assumption**

Total Units	Total on Site							
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2023/24	2024/25
1206	285	151	146	248	200	116	157	139

Site Completions				House Types				SG Funding	SG Funding Current Year 23/24	SG Funding Year 1 (£) 24/25	SG Funding Year 2 (£) 25/26	SG Funding Year 3 (£) 26/27
2025/26	2026/27	2027/28	2028/29	General	Amenity	Supported	Wheelchair*					
				31				£1,156,908.00				
				50				£3,924,000.00				
25/26	26/27	27/28	28/29	67			2	£5,600,128.00	£2,883,693.00			
				89			2	£7,438,976.00		£3,803,072.00	£3,803,072.00	
				6				£547,092.00	£547,092.00			
				36			6	£3,009,024.00		£1,755,264.00	£1,755,264.00	
				30				£1,350,000.00	£1,350,000.00			
				5				£200,000.00	£200,000.00			
42	33			70			5	£6,268,800.00	£2,089,600.00	£2,089,600.00		
				30				£1,350,000.00		£1,350,000.00		
13				13				£1,185,366.00		£1,185,366.00		
	25			25				£2,279,550.00		£1,139,775.00	£1,139,775.00	
25				7	25			£2,917,824.00		£2,917,824.00		
25				21			4	£2,089,600.00		£1,044,800.00		
		22		22				£2,006,004.00			£2,006,004.00	
	9				9			£820,638.00	£820,638.00			
	30			25			5	£2,507,520.00		£1,253,760.00	£1,253,760.00	
	25			21			4	£2,089,600.00		£1,044,800.00	£1,044,800.00	
	10			8			2	£835,840.00		£835,840.00		
	20			17			3	£1,671,680.00		£1,671,680.00		
				30				£1,350,000.00		£1,350,000.00		
	50			42			8	£4,179,200.00			£4,179,200.00	
		13		8	5			£1,261,351.00			£1,261,351.00	
		40			40			£3,647,280.00			£1,823,640.00	
				30				£1,350,000.00			£1,350,000.00	
		15		15				£1,455,405.00			£1,455,405.00	
		50	50	100				£9,118,200.00		£2,279,550.00	£2,279,550.00	
		50	45	31	50		14	£7,940,480.00			£3,970,240.00	
				30				£1,350,000.00				
		50		42			8	£4,179,200.00				
			25	21			4	£1,755,264.00				
			50	42			8	£4,179,200.00				
				30				£1,350,000.00				
			12	10			2	£835,840.00				
			12	10			2	£835,840.00				
			12	10			2	£835,840.00				
Total Site Completions				Total House Types				Anticipated Spend	£7,070,385.00	£17,360,099.00	£18,268,141.00	£19,370,190.00
2025/26	2026/27	2027/28	2028/29	General	Amenity	Supported	Wheelchair	Resource Planning Assumption	£12,751,000.00	£12,760,000.00	£12,971,000.00	£12,971,000.00
105	202	240	206	1024	129	0	77		£5,680,615	-£4,600,099.00	-£5,297,141.00	-£6,399,190.00

South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Strategic Housing Investment Plan (SHIP) 2024/25 – 2028/29
Lead Officer (Name/Position)	Chris Carroll – Co-Ordinator Housing Policy and Strategy
Support Team (Names/Positions) including Critical Friend	Chris Carroll – Co-Ordinator Housing Policy and Strategy Kyle McKay – Policy Officer Laura Thomson – Senior Policy Officer

*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main aims of the proposal?	The aim of the SHIP is to provide a strategic basis planning tool that details affordable housing development priorities and funding requirements within South Ayrshire and will Programme resource planning. Preparation of the SHIP is a requirement of Scottish Government.
What are the intended of the proposal	The outcomes of the SHIP are: <ul style="list-style-type: none"> • Clear priorities for provision of affordable • Fair and transparent allocation of Scottish Government's Affordable Housing Investment Programme funds

Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	The SHIP will have a potential impact on specific communities throughout South Ayrshire where affordable housing is developed. It will have a positive impact on people in housing need through the development of affordable housing across the period of the plan, and by increasing the number of affordable housing units available.
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
<p>Age: Issues relating to different age groups e.g. older people or children and young people</p>	<p>Allocations policies ensure equality of access to affordable housing for people of all ages. Social rented accommodation is open to anyone over 16 years of age.</p> <p>It is also anticipated that the SHIP will have positive impacts as the SHIP will also aim to</p> <ul style="list-style-type: none"> • meet the particular housing needs of older people within individual housing development projects, which may also include an element of care
<p>Disability: Issues relating to disabled people</p>	<p>Allocations policies ensure equality of access to affordable housing for people with disabilities.</p> <p>It is anticipated that the SHIP will have positive impact on people with disabilities as the needs of people with disabilities and particular needs are taken into account within the development of the SHIP to ensure a high level of</p> <ul style="list-style-type: none"> • accessibility and adaptability in all new build developments.
<p>Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of their gender reassignment status.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their gender reassignment status.</p>
<p>Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of marriage or civil partnership status.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their marriage or civil partnership status.</p>

<p>Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p>
<p>Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers</p>	<p>Allocation policies ensure equality of access to affordable housing, across all racial groups in accordance with legislation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people from any racial group, ethnic or national origin, including gypsy travellers and migrant workers.</p>
<p>Religion or Belief: Issues relating to a person's religion or belief (including non-belief)</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of their religion or beliefs.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their religion or beliefs.</p>

<p>Sex: Gender identity: Issues specific to women and men/or girls and boys</p>	<p>Allocations policies ensure equality of access to affordable housing, for both men and women in accordance with legislation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to both men and women.</p>
<p>Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of a person's sexual orientation.</p> <p>No impact is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their sexual orientation.</p>

Equality and Diversity Themes Relevant to South Ayrshire Council

<p>Health Issues and impacts affecting people's health</p>	<p>The SHIP may impact positively on health issues by:</p> <ul style="list-style-type: none"> Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects.
<p>Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p>	<p>The SHIP may impact positively on human rights in respect of;</p> <ul style="list-style-type: none"> Improving privacy of households in housing need who may be living in overcrowded or unsuitable accommodation. Enabling the right to a family life for some households on RSL waiting lists who are recognised as living in unsuitable conditions.

Socio-Economic Disadvantage

<p>Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	<p>There will be a positive impact for those who have a low income or are living in income poverty.</p> <p>An example of this is the installation of energy efficiency measures which will impact positively on the cost of heating a home.</p>
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	The Strategic Housing Investment Plan links to The Local Housing Strategy and with the Council Plan which aims to reduce poverty and inequality.
Low and/or no wealth: Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	There will be a positive impact for those with low and/or no wealth. The Strategic Housing Investment Plan links with Local Development Plan 2 and together they direct investment in new housing. Housing new build development and retrofitting programmes will create jobs, provide apprenticeships and other training opportunities, and provide more energy-efficient homes for those who need them.
Material Deprivation: Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	There will be a positive impact for those who have a low income or are living in income poverty. The Strategic Housing Investment Plan links with the Council Plan which aims to reduce poverty and inequality.
Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)	There will be a positive impact for those who have a low income or are living in income poverty. The Strategic Housing Investment Plan will support work to address area deprivation and links with the Council Plan which aims to reduce poverty and inequality.

Section Three: Evidence Used in Developing the Policy

Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how ?	Consultation is ongoing and will take place as follows: Meetings held with the Scottish Government to discuss affordable housing investments in relation to affordable housing development projects are led on an ongoing and regular basis These meetings are also attended by relevant RSL partners within South Ayrshire. Informal internal meetings are also held with RSL partners to discuss individual affordable housing developments and development opportunities Discussions with Councillor Martin Kilbride Portfolio Holder for Housing and Community Wellbeing are ongoing.
Data and Research In assessing the impact set out above what evidence has been	The Housing Need and Demand Assessment 2022 The Housing Need and Demand Assessment 2022

<p>collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>(HNDA) provided a detailed analysis of housing demand and need, identifying the key drivers in the South Ayrshire Housing Market Areas (HMAs) of Ayr HMA and Girvan and South Carrick (G&SC) HMA. In addition it provided a robust evidence base for current and future requirements in terms of market and affordable housing to inform the SHIP, the Local Housing Strategy (LHS), and the Local Development Plan. Development of the HNDA took place between October 2020 and December 2022. The HNDA is assessed by the Scottish Government and was awarded robust and credible status in 2022. The South Ayrshire Local Housing Strategy (LHS) 2023 – 2028 The LHS sets out the Vision for the development of housing and related services by South Ayrshire Council and its partners across South Ayrshire for the period 2023 – 2028. Development of the LHS took place between May 2022 and June 2023. The finalised LHS was approved by Elected Members in August 2023.</p>
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p>	<p>In the development of the Local Housing Strategy, a Housing Supply Group was formed with representatives from:</p> <p>South Ayrshire Council (Housing Operations, Policy & Strategy Team, Planning and Community Care); The Scottish Government More Homes Division Ayr Renaissance Homes for Scotland; RSL's; and Private Developers</p> <p>The role of the Housing Supply Group was to inform our intended actions in relation to Housing Supply over the next five years, and met between October 2015 and June 2016.</p> <p>Many of these partners were also involved in a Housing Market Partnership (HMP) which had a key role in developing our HNDA. The Housing Market Partnership and its Housing Supply sub-group involved consultation with a range of stakeholders including representatives from within South Ayrshire Council (SAC Housing Policy and Strategy Team, SAC Planning, SAC Community Engagement, SAC Community Planning</p>

	<p>Partnership, RSLs operating in the area (Ayrshire Housing, West of Scotland Housing Association, Blackwood Homes, Hanover (Scotland) Housing Association).</p> <p>The role of the HMP was to inform and shape the assessment of housing need across the many interconnected facets of the local housing market area. This group met between January 2014 and August 2014 and provided feedback throughout the development of the HNDA.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>There are no other identified gaps or uncertainties in our understanding of the issues or impacts that need to be explored at this time.</p> <p>Should additional relative information, research or guidance become available we will take cognisance of this as and when required.</p>

Section Four: Detailed Action Plan to address identified gaps in:

- a) evidence and
- b) to mitigate negative impacts

No	Action	Lead Officer(s)	Timescale
1	Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing.	To be confirmed	Ongoing
2	Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing.	To be confirmed	Ongoing
3	Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP	To be confirmed	Ongoing

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	The draft SHIP will be submitted to the Scottish Government on HARP following Leadership Panel approval 2022. The SHIP covers a 5 year planning period.
When will the policy be reviewed?	2024 as part of the required SHIP submission annually
Which Panel will have oversight of the policy?	Cabinet

Section 6

South Ayrshire Council

Appendix

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy:Strategic Housing Investment Plan 2024/25 – 2028/29

This policy will assist or inhibit the Council's ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p>Eliminate discrimination The SHIP will assist in eliminating discrimination by developing housing solutions to meet varying needs. Allocations policies also ensure equality of access to affordable housing, thereby eliminating discrimination.</p>
<p>Advance equality of opportunity In conjunction with allocation policies the SHIP will ensure equality of access to affordable housing to all applicants aged over 16 across all protected characteristics.</p>
<p>Foster good relations The SHIP fosters good relations between South Ayrshire Council and partners in the development of the SHIP, and ongoing work in relation to the LHS Housing Supply Steering Group. The work of this group will assist in developing future SHIP submissions through partnership working.</p>
<p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty) The delivery of the outcomes and actions within this Strategy will support those who are socio-economically disadvantaged. This can be achieved by improving the quality and energy efficiency of housing and the places where people live.</p>

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale
Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing.	Ongoing
Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing.	Ongoing
Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP submissions	Ongoing

Signed: ..Chris Carroll.....Coordinator

Date: .4/10/23..