

Appendix 2 – Consultation

1. Consultation on the HNDA

- 1.1 Given the ongoing Coronavirus pandemic, opportunities for consultation have been more limited than would have been the case under normal circumstances. Nevertheless, South Ayrshire Council have sought to take a collaborative approach to developing this HNDA, and where direct consultation hasn't been possible we have utilised information from recent research and engagement to inform our findings.
- 1.2 The section which follows will briefly highlight the methods used to seek people's views on some of the key issues within the HNDA.

Housing Market Partnership

- 1.3 The development of the HNDA has been guided by our Housing Market Partnership (HMP). This group met regularly throughout the production of the HNDA and responded to issues as these arose. The following South Ayrshire Council services were represented on the HMP:

- Corporate and Housing Policy
- Planning
- Economic Development
- Housing Service
- Housing New Build
- South Ayrshire Health and Social Care Partnership (HSCP)

Minutes of the HMP meetings are provided at Appendix 3.

HMP Housing Supply Sub-Group

- 1.4 A sub-group of the HMP was also established at the same time to ensure we consulted with a range of external partners involved in Housing Supply in the local authority area. The following organisations were represented, or invited to contribute:

- Ayrshire Housing
- Homes for Scotland
- Hope Homes
- Irvine Housing Association
- Mactaggart and Mickel
- Milestone Developments
- Scottish Builders
- Scottish Land and Estates
- Scottish Landlords
- Strathclyde Homebuilders' Committee
- West of Scotland Housing Association

- 1.5 Comments made by the HMP Housing Supply sub-group have been considered throughout the development process and have been used to inform a number of issues including the Estimate of Existing Need. Minutes of the HMP Housing Supply Sub-Group meetings are provided at Appendix 4.

Older people and people with disabilities

- 1.6 A joint Housing/HSCP workshop was held in February 2021 to provide an opportunity for staff from the Housing Service, the HSCP and our partners to discuss how we can work together more effectively to meet the various – often interlinked - needs of our communities – including patients, service users, tenants and residents.
- 1.7 The views gathered at this session have been and will be used to inform the direction of travel in South Ayrshire over the next five years and beyond, through:
- South Ayrshire HSCP Strategic Plan 2021-2030, including the Housing Contribution Statement
 - South Ayrshire Council Housing Need and Demand Assessment (HNDA) 2021-2026
 - South Ayrshire Council Local Housing Strategy (LHS) 2023-2028
 - Service delivery plans in both housing and HSCP
- 1.8 The central question being asked by this session was ‘How might we work together to respond to common challenges and meet common goals?’. Attendees at this session included the following organisations:
- South Ayrshire Health and Social Care Partnership
 - HSCP Planning and Performance
 - South Ayrshire Council Corporate and Housing Policy
 - South Ayrshire Council Housing Service
 - South Ayrshire Intermediate Care and Reablement Service
 - NHS Ayrshire and Arran (Community Care - Mental Health)
 - NHS Ayrshire and Arran (Addictions)
 - South Ayrshire Council Housing (New Build)
 - South Ayrshire Council Planning
 - SeAscape
 - South Ayrshire Council Community Care (OT)
 - South Ayrshire Council Community Care (Mental Health)
 - South Ayrshire Council (Service Hubs)
 - South Ayrshire Council Learning Disability and Sensory Impairment Team
- 1.9 While a lot of the discussion from this session will be more relevant to the development of the LHS and Service Delivery Plans, certain key themes emerged confirming the HNDA’s conclusions – particularly the need to ensure housing is flexible enough to meet the changing needs of our communities in the context of an ageing population.

People who have experience of homelessness and complex needs

- 1.10 A further joint Housing/HSCP session was held in March 2021 to discuss the needs of people with experience of homelessness and complex needs, including addiction and poor mental health.
- 1.11 This session involved the following organisations:
- Ayr Housing Aid Centre
 - Ayrshire Housing
 - Circles Network
 - Community Justice Ayrshire
 - Irvine Housing Association
 - NHS Ayrshire and Arran (Community Care - Mental Health)
 - NHS Ayrshire and Arran (Addictions)

- SeAscape
- South Ayrshire Alcohol and Drugs Partnership
- South Ayrshire Council Corporate and Housing Policy
- South Ayrshire Council Housing Service
- South Ayrshire Council Justice Service
- South Ayrshire Council Learning Disability and Sensory Impairment Team
- South Ayrshire Health and Social Care Partnership
- West of Scotland Housing Association

1.12 The session particularly focussed on how partners can work together to improve early intervention and improve people's long-term health and housing outcomes. Again, much of the discussion was likely to be more relevant to the development of the LHS, the session nevertheless confirmed our focus on ensuring Housing Support is person-centred, trauma-informed and provide consistent.

1.13 While the pandemic hasn't allowed us to consult directly with people with experience of homelessness on the HNDA, consultation with homeless households between 2017 and 2020 in developing various projects, including Housing First and the introduction of trauma-informed practices in South Ayrshire has played a role in informing the findings of the HNDA, particularly considerations about the type of housing with support we should consider going forward and the various needs that exist in the community.

People with experience of care

1.14 A consultation workshop session involving young people with experience of care as well as professionals working with this group was held in December 2020 to inform development of the HNDA.

1.15 This session discussed the various challenges that young people with experience of care can face in accessing and sustaining housing, and the different steps the Council and our partners could take to support young people in their transition to interdependence.

1.16 Young people discussed a range of different housing options in relation to this, and these discussions have been reflected in the HNDA, as well as in our new Housing Support Contracts.

1.17 In addition, the HNDA and Support Contracts have been influenced by ongoing work carried out jointly by the Council and HSCP partners over the last three years through the "Improving Housing Outcomes for Young Care Leavers" Group, Youth Housing Support Group and the Champions Board. Examples include regular six weekly strategic planning meetings aimed at finding solutions to common challenges, fortnightly case-based meetings as well as workshop sessions involving young people.

1.18 The outcome of this work has been a greater shared understanding of the issues this group faces, the development of new options for housing with support, and a co-commissioned Housing Support service for young people aged 16-25.

Minority communities

1.19 A workshop session involving professionals delivering services to South Ayrshire's minority ethnic communities was held in November 2020.

1.20 This session involved representation from the following Council services and Community Planning:

- NHS Adult Community Mental Health Team

- SAC Estates
- SAC Housing New Build
- SAC Housing Services
- SAC Legal Services
- SAC Planning
- SAC Trading Standards
- SAC Waste Management
- Scottish Fire and Rescue

1.21 The discussion from this session informed the HNDA on the housing needs of the Gypsy/Traveller community as well as the need for transit sites/negotiated stopping options. Further engagement with the Gypsy/Traveller community has taken place through discussions with our Liaison Officer, in turn informing the work of a Member Officer Working Group that was established in January 2021 to look at these issues in the context of the new Scottish Government guidance document “Improving the Lives of Gypsy/Travellers”.

1.22 This discussion session also informed the HNDA on how the housing and support needs of people fleeing conflict will be met in the coming years, and this has been reflected in the final document.

1.23 Discussion of the needs of Travelling Show People also took place, and a follow-up email was sent to the Showman’s Guild – Scottish Section to determine if our findings are correct and to seek views on our HNDA.

Wider Public consultation

1.24 Wider consultation on the HNDA took place in July and August 2021. A consultative draft version of the HNDA was made live on the Council’s official Consultations Page, as well as an Executive Summary version.

1.25 The following actions were taken to ensure as many people and organisations in South Ayrshire were given the opportunity to have their say:

- A Press Release was circulated to local media
- Social Media posts through the “South Ayrshire Live” and “South Ayrshire Housing Services” accounts
- Circulation of HNDA and survey to:
 - Elected Members
 - The “South Ayrshire 1000” citizens’ panel
 - All Community Councils and 390 ‘interested parties’ who have registered with the Council to receive this kind of information, including Community Groups, local organisations and individuals¹
 - Community Planning Board
 - All Housing Support providers
 - Third Sector organisations via Voluntary Action South Ayrshire (VASA)
 - South Ayrshire Women’s Aid
 - Housing Market Partnership Members
 - Housing Supply Sub-Group Members (including RSLs, private developers and PRS landlords)

¹ For GDPR reasons the Council retains only minimal information about interested parties, and as such it is not possible to provide a full list of Community Groups and agencies consulted.

- The Ayrshire Equalities Network

1.26 The survey received 218 responses. Of those who answered each multiple choice question:

- 64% of respondees² – 136 participants - “Strongly agreed” or “Agreed” with the HNDA’s assessment of current needs. 16% - 33 participants - “Disagreed” or “Strongly Disagreed” with this. The remainder “neither agreed nor disagreed”
- 57% of respondees³ - 111 participants – “Strongly agreed” or “Agreed” with the HNDA’s assessment of future needs. 20% - 40 participants – “Disagreed” or “Strongly Disagreed” with this.
- 67% of respondees⁴ - 119 participants – “Strongly agreed” or “Agreed” with the HNDA’s conclusions about specialist provision and housing to meet various needs. 15% - 26 participants – “Disagreed” or “Strongly Disagreed” with this.

1.27 Of the 218 responses received, 108 respondees chose to provide a qualitative, textual response in the comment boxes provided. Thematic analysis has been carried out on the qualitative responses to the survey, and the themes emerging are summarised in the table below.

Theme	Summarised comment
Population	I disagree that South Ayrshire’s population is likely to reduce. Changes following the pandemic may lead to an increase in the working age population through in-migration.
Housing Estimate	The Housing Estimate produced by the HNDA is too low.
	More social housing is required.
	The reliance on the Private Rented Sector and owner-occupation in the Housing Estimate is unrealistic, as there are many barriers to accessing the PRS and owner-occupation in South Ayrshire, and this option is out of the reach of many households
	The Housing Estimate doesn’t take into account ‘unexpressed demand’ for accommodation, where people haven’t made an application.
	Need affordable housing for people in South Ayrshire to buy.
	There should be more variation between the scenarios being tested. The range is too narrow.
Planning	The HNDA demonstrates the importance of the Affordable Housing policy, and ensuring private developers make their contribution.
	Affordable Housing policy should focus on delivering housing for older people.
	Placemaking considerations should be taken into account when planning new communities. Greenspace, access to amenities, access to services etc.
	Stop selling housing land to developers when the Council themselves could be developing that site
New supply	There is a need for more large houses to meet the needs of families.
	There is a need for more small house types, particularly in the context of an ageing population.
	Consideration should be given to the environmental impact of house building, prioritising brownfield sites and renovating/repurposing existing built environment.

² Of the 214 participants who provided an answer to the question “To what extent do you agree with the HNDA’s description of current housing needs?”

³ Of the 200 participants who provided an answer to the question “To what extent do you agree with the HNDA’s conclusions about the future need for housing in South Ayrshire?”

⁴ Of the 178 participants who provided an answer to the question “To what extent do you agree with the HNDA’s conclusions about housing provision to meet particular needs?”

	<p>New properties should be sustainable and energy efficient.</p> <p>New build development needs to consider infrastructure (i.e. roads, transport, schools, healthcare etc.), access to amenities and be provided with ample parking</p> <p>New build housing in rural areas will support these communities to retain families</p> <p>Rural housing new build must be sensitive to and in-keeping with the natural environment</p> <p>More consultation should take place with communities on where new housing will be built</p>
Specialist provision	<p>More accessible housing required. As population ages there will be a greater need for ground level and wheelchair housing. Important to factor in 'hidden demand'/'unexpressed demand' for accessible housing/housing to meet particular needs.</p> <p>New build housing should be built to be easily adaptable, and accessibility considerations should be built into all tenures.</p> <p>Need for ground level accommodation would be met by not demolishing Riverside Flats</p> <p>Need affordable housing options with appropriate support for young people including Care Experienced Young People</p> <p>Need more long-term supported accommodation for homeless households and those who could not manage in a tenancy</p> <p>Housing First is not working, resources should be prioritised elsewhere</p> <p>Low demand sheltered housing should be repurposed to meet other specialist needs</p> <p>In-town accommodation for older people with amenities would help improve the high street and tackle social isolation of this group</p> <p>Housing needs of people with learning disabilities underestimated.</p> <p>Need to factor in the future needs of children with Additional Support Needs</p> <p>The Council should not provide for needs of gypsy/traveller community.</p> <p>Transit sites should be fully controlled, and views of community taken into account.</p> <p>Housing should be developed to help people escape sexual violence and resultant trauma</p>
Housing issues	<p>Addressing issues with existing Council housing (property quality, anti-social behaviour, long-term empty, close security) would make best use of existing stock and reduce the need for new build.</p> <p>Less new housing would be required if more transfers/mutual exchanges took place. The Council should introduce incentives for underoccupying households to downsize.</p> <p>Allocations policies should be reviewed to ensure stock is used effectively and that lets are 'fairer' (suggestions included more priority for people with disabilities, working families and homeless households)</p> <p>Rents for homeless tenancies are too high and can lead to people getting into debt</p>
HNDA-related comments	<p>HNDA should be reviewed more frequently to ensure it stays current</p> <p>HNDA should recommend actions to address the issues highlighted</p> <p>The link between housing and health should be discussed more explicitly in the HNDA</p>
Consultation comments	<p>There should have been consultation with homeless caseworkers on need</p> <p>This survey presents summary findings in isolation without providing context.</p> <p>Have gypsy/travellers been consulted on their needs?</p>

1.28 A number of miscellaneous comments outside the scope of the HNDA were made in response to this survey. These have been recorded and will be considered in relation to the development of the Local Housing Strategy 2023-2028.

1.29 In addition to survey responses, individual responses were received from:

- Homes for Scotland
- Monkton Community Council
- Symington Community Council
- Persimmon Homes

1.30 Comments received from these groups have been summarised and are included in the table which follows.

Comments received on the HNDA and HMP responses

Date	Chapter and section	Source	Comment	HMP Response
19/11/20	N/A	Housing Supply Sub-Group Session 1	Using High Migration (1.8% between 2018 and 2028) and Principal Projection (1.5%) may be pessimistic. Looking at longer-term trends, increases in the numbers of households in South Ayrshire has been more pronounced. Housing Market Partnership (HMP) should consider utilising a higher migration scenario.	Centre for Housing Market Analysis (CHMA) guidance advises local authorities to use National Records of Scotland (NRS) projections. As such the HMP recommends utilising the projections produced by NRS considered to be most likely to occur based on past trends.
19/11/20	N/A	Housing Supply Sub-Group Session 1	Demographic change in the northern part of the Housing Market Area (HMA) may be less pronounced than in the south, resulting in more demand in the north.	As the CHMA has confirmed, South Ayrshire is a single functional HMA. As such the HNDA and Housing Estimate will be produced at South Ayrshire-level only.
19/11/20	N/A	Housing Supply Sub-Group Session 1	The assumption that incomes in South Ayrshire would increase at a rate of 2% pa (“no real terms growth”) was felt to be pessimistic. While it was agreed that the “Modest Real Terms growth” scenario of 3.5% was unlikely, HMP were asked if an alternative assumption between these positions could be considered.	The HMP selected appropriate scenarios based on trends seen over the last 20 years, with input from Economic Development. On review, it was felt the selected scenarios were appropriate given the need to demonstrate the credibility of assumptions to the CHMA.
19/11/20	N/A	Housing Supply Sub-Group Session 1	House price growth may increase to a greater extent in the north of the HMA than in the South.	As the CHMA has confirmed, South Ayrshire is a single functional HMA. As such the HNDA and Housing Estimate will be produced at South Ayrshire-level only.
19/11/20	N/A	Housing Supply Sub-Group Session 1	Unlikely that current squeeze on mortgages to continue in the long-term –	While short-term considerations and recent developments locally and

			this is a short-term issue directly as a result of the coronavirus pandemic.	nationally have been factored in, the HMP have selected scenarios that reflect longer-term trends. This is consistent with guidance received from the CHMA on this matter.
19/11/20	N/A	Housing Supply Sub-Group Session 1	Private rented sector information shows little evidence of need for Below Market Rent accommodation, given small gap between LHA and rental figures.	HMP have agreed to reduce the gap between the upper and lower income-to-rent thresholds in the HNDA Tool in order to reflect this.
19/11/20	N/A	Housing Supply Sub-Group Session 1	Alternative methodology on calculating existing need is welcome, but does this only capture needs of people in extreme housing need?	A 'South Ayrshire alternative methodology' for calculating existing need has been developed with input from the CHMA to ensure these wider categories of need are reflected.
25/11/20	N/A	Minority Communities Sub-Group	Discussed range of options for transit site/negotiated stopping provision.	Amended text to reflect range of options for consideration.
25/11/20	N/A	Minority Communities Sub-Group	Contact should be made with Travelling Show People community, contact details provided by Estates.	The Showman's Guild were contacted and invited to provide feedback on the HNDA.
2/12/20	N/A	Young People with experience of care session	Young people's views of different housing and support options provided.	Text added to Specialist Provision chapter to reflect these conversations.
25/2/21	N/A	HSCP/Housing Joint Session on older people's housing needs	Range of themes identified, but more appropriate that these inform development of Local Housing Strategy and Strategic Plan.	To be reflected in Local Housing Strategy.
25/3/21	N/A	HSCP/Housing Joint Session on homelessness and complex needs	Housing Support should be flexible, person-centred and trauma-informed.	Used to inform development of Housing Support contracts. Text added to HNDA to reflect this.
25/3/21	N/A	HSCP/Housing Joint Session on homelessness and complex needs	Range of themes identified, but more appropriate that these inform development of Local Housing Strategy and Strategic Plan.	To be reflected in Local Housing Strategy.

25/5/21	Appendix 1 – Estimate of Existing Need	Housing Supply Sub-Group Session 2	Should consider how the estimate of Existing Needs takes into account the needs of single concealed households, not currently counted in census data.	While the Census estimate does not include concealed single households, we believe we have adequately factored in these needs to the Estimate of Existing Need elsewhere, for example in estimates of those with insecurity of tenure and those who are overcrowded.
11/6/21	Chapter 3, Section 4 (“Dwelling Condition”)	Feedback from Housing Service on Consultative Draft	Contextual information on the reasons dwelling condition may be worse for flats than houses, Chapter 3, might be helpful to the reader.	Short paragraph added to reflect the issues owners both public and private face in carrying out common repairs and maintenance.
11/6/21	Chapter 3, Section 4 (“Dwelling Condition”)	Feedback from Housing Service on Consultative Draft	Section on dwelling condition data, Chapter 3, has some factual errors in the text.	Amended based on feedback
11/6/21	Chapter 3, Section 3 (“Housing Tenure”)	Feedback from Housing Service on Consultative Draft	Stock reconciliation footnote, review statement about housing stock to reflect current position.	Amended based on feedback.
15/6/21	Appendix 1 Part 4.12	Feedback from HMP member on Consultative Draft	Concealed households: Use of Census figure (384 concealed family households) while robust in 2011 may not be now – why not use the local housing list (468 households) or homelessness data (443 households).	Census data is considered to be a recognised national data source, and is less open to challenge during assessment. This more conservative estimate may also counter potential double counting.
15/6/21	Appendix 1. Indicators of existing need.	Feedback from HMP member on Consultative Draft	In the “Figure to be used” parts can you actually include the figure to be used to avoid any confusion.	Amended based on feedback
25/6/21	Chapter 5, Section 5 (“Supported Housing Provision”)	Feedback from HSCP on Consultative Draft	The LIST team prepared some Care Home Projections for the Partnership a couple of months ago. Might be useful to compare against the projections in the HNDA.	Document updated to include Care Home Projections by LIST team.

28/6/21	Chapter 5, Section 6 (“Care and Support Needs for Independent Living at Home”)	Feedback from HSCP on Consultative Draft	There is detail regarding older adults and people with learning disabilities but not for people with mental health issues and mental disorder. Similar question in relation to addiction issues.	Amended to include mental health.
8/7/21	Chapter 5, Section 7 (“Locational and Land Needs”)	Feedback from Housing Service on Consultative Draft	Amend to reflect work of Member Officer Working Group	Amended as discussed.
20/8/21	Chapter 2, Key Housing Market Drivers	Summarised feedback on HNDA Survey	I disagree that South Ayrshire’s population is likely to reduce. Changes following the pandemic may lead to an increase in the working age population through in-migration.	The HNDA can only take into account the data available at the time of writing and make assumptions based on this. A cut-off date for new data was set in order to complete this document within agreed timescales. These considerations will be taken into account in setting the Housing Supply Target (HST) for the Local Housing Strategy (LHS).
20/8/21	Chapter 4, Estimating future housing need and demand	Summarised feedback on HNDA Survey	The Housing Estimate produced by the HNDA is too low.	The HNDA uses an agreed methodology set out by the Scottish Government, and as such these are the figures produced using this methodology. Other factors can be taken into account in setting the HST.
20/8/21	Chapter 4, Estimating future housing need and demand	Summarised feedback on HNDA Survey	More social housing is required.	The split in tenures in the Housing Estimate is based on a calculation of incomes and affordability. The HST can take into account a wider range of factors when setting targets for each tenure.
20/8/21	Chapter 4, Estimating future	Summarised feedback on HNDA Survey	The reliance on the Private Rented Sector and owner-occupation in the Housing Estimate is unrealistic, as there are many	The split in tenures in the Housing Estimate is based on a calculation of incomes and affordability. The HST

	housing need and demand		barriers to accessing the PRS and owner-occupation in South Ayrshire, and this option is out of the reach of many households	can take into account a wider range of factors when setting targets for each tenure. With regard to the PRS and owner-occupation tenures, this could include barriers to entry as well as recent completions.
20/8/21	Chapter 4, Estimating future housing need and demand	Summarised feedback on HNDA Survey	The Housing Estimate doesn't take into account 'unexpressed demand' for accommodation, where people haven't made an application.	Our Existing Need calculation has tried to factor in unexpressed demand by including estimates of concealed households as well as poor housing condition.
20/8/21	N/A	Summarised feedback on HNDA Survey	Need affordable housing for people in South Ayrshire to buy.	The Housing Estimate is split by tenure, and provides figures for 'Mid Market Rent' and the PRS. When setting the HST, these figures will be considered with a view to whether some of this need could be met by affordable housing to buy (i.e. shared equity, shared ownership).
20/8/21	Chapter 4, Estimating future housing need and demand	Summarised feedback on HNDA Survey	There should be more variation between the scenarios being tested. The range is too narrow.	Scenarios were selected in consultation with the HMP and the Housing Supply Sub-Group, based on current and anticipated data trends.
20/8/21	N/A	Summarised feedback on HNDA Survey	The HNDA demonstrates the importance of the Affordable Housing policy, and ensuring private developers make their contribution.	The LDP policy seek a target contribution of 25% of the total number of units from all new housing developments of 15 or more units a or equal to or more than 0.6hectares, apart from in Maybole and Girvan where the target is 15%. Land from private development sites is needed to meet the overall housing supply

				targets for affordable housing in South Ayrshire.
20/8/21	N/A	Summarised feedback on HNDA Survey	Affordable Housing policy should focus on delivering housing for older people.	The Local Development Plan policy for Affordable Housing is inclusive and can be used to provide Affordable housing land from private sites to meet housing needs. It is for Housing Services to request what tenure, type, size and composition of the affordable housing units they require on site. This can include specialised provision.
20/8/21	N/A	Summarised feedback on HNDA Survey	Placemaking considerations should be taken into account when planning new communities. Greenspace, access to amenities, access to services etc.	The Local Development Plan, associated supplementary guidance and other non-statutory planning guidance have been developed to assist in the delivery of quality residential developments with the requirement for open space within developments and requirement for links to existing transportation networks to ensure access to amenities and services.
20/8/21	N/A	Summarised feedback on HNDA Survey	Stop selling housing land to developers when the Council themselves could be developing that site	There may be some areas of land where it is not appropriate for the Council to develop housing. This could be for reasons of viability or because of a lack of demand for Council housing in a particular area. In these circumstances it may be beneficial for the Council to sell land to a private housing developer in order to generate a capital receipt which can then be invested in the delivery of

				Council housing at a more suitable location or in other capital projects such as new schools or nurseries which benefit residents of South Ayrshire. It should be noted that where land is being developed for private housing, the Council has a policy that at least 25% of the housing built should be affordable.
20/8/21	Chapter 3, Housing Stock Profile, Pressures and Management	Summarised feedback on HNDA Survey	There is a need for more large houses to meet the needs of families.	The HNDA demonstrates some demand for larger properties in South Ayrshire, and notes an intention to address this need on new build sites where appropriate. Decisions on property sizes in the social rented sector will be informed by demand data for each relevant area.
20/8/21	Chapter 3, Housing Stock Profile, Pressures and Management	Summarised feedback on HNDA Survey	There is a need for more small house types, particularly in the context of an ageing population.	The HNDA demonstrates significant demand for smaller properties in South Ayrshire, and this is likely to increase in the context of smaller households and an ageing population. Decisions on property sizes in the social rented sector will be informed by demand data for each relevant area.
20/8/21	N/A	Summarised feedback on HNDA Survey	Consideration should be given to the environmental impact of house building, prioritising brownfield sites and renovating/repurposing existing built environment.	The Local Development Plan encourages the development of brownfield sites and re-use of existing buildings where appropriate for residential use.

20/8/21	N/A	Summarised feedback on HNDA Survey	New properties should be sustainable and energy efficient.	The Council's approach to this will be set out in our Local Housing Strategy.
20/8/21	N/A	Summarised feedback on HNDA Survey	New build development needs to consider infrastructure (i.e. roads, transport, schools, healthcare etc.), access to amenities and be provided with ample parking	The Council's Local Development Plan has a policy for infrastructure provision, which requires developers to provide any additional infrastructure required on site and to contribute towards off-site infrastructure required to accommodate the development and therefore make it acceptable in planning terms. In relation to car parking there are requirements for residential developments, which Ayrshire Road Alliance instructs the Planning & Building Service through planning application consultations.
20/8/21	N/A	Summarised feedback on HNDA Survey	New build housing in rural areas will support these communities to retain families	South Ayrshire Council's Strategic Housing Investment Plan (SHIP) sets out a number of development projects in rural sites. We will continue to identify opportunities to develop in rural areas that address local demand.
20/8/21	N/A	Summarised feedback on HNDA Survey	Rural housing new build must be sensitive to and in-keeping with the natural environment	The Local Development Plan (LDP) policy: residential policy within settlements, release sites and windfall sites set out criteria for new residential developments with the aim to protect the character and amenity of areas. LDP policy: Rural Housing sets out where new housing in the countryside maybe acceptable. LDP policy: Natural heritage states that all

				development proposals will require to have regard to safeguarding features of nature conservation value. The Council has planning guidance and supplementary guidance documents on design, amenity and open space standards available to view on the Council's website.
20/8/21	N/A	Summarised feedback on HNDA Survey	More consultation should take place with communities on where new housing will be built	The Local Development Plan (LDP) review (statutory requirement) process gives communities and individuals the opportunity to engage and inform where new housing should be located within South Ayrshire. The Call for Sites, associated with the LDP review process gave the opportunity for companies, landowners, communities and individuals to forward sites to the Council for consideration for alternative land uses including housing. Noting that the Local Development Plan must be informed by evidence like the HNDA. The Planning (Scotland) Act 2019 introduced the right for communities to produce Local Place Plans for their places, with scope for these plans, or part of them to become a part of the LDP. Local Place plans give communities an opportunity to play a proactive role in developing proposals for the development and use of land in the place they live. Currently the

				Scottish Government are preparing secondary legislation for Local Place Plans before implementation commences.
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	More accessible housing required. As population ages there will be a greater need for ground level and wheelchair housing. Important to factor in 'hidden demand'/'unexpressed demand' for accessible housing/housing to meet particular needs.
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	New build housing should be built to be easily adaptable, and accessibility considerations should be built into all tenures.
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	Need for ground level accommodation would be met by not demolishing Riverside Flats
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	Need affordable housing options with appropriate support for young people including Care Experienced Young People
				The HNDA has identified a need for accessible and adapted housing, and a need for wheelchair accessible housing. Our Local Housing Strategy will set out our approach to accessible housing as well as including a Wheelchair Accessible target in our Housing Supply Target.
				As noted in the HNDA, we currently build accessibility standards into social housing new build properties as standard. Our Local Housing Strategy will set out our approach to accessible housing.
				The decision to demolish the Riverside Flats in Ayr was taken following an extensive process of consultation, and subsequently approved by South Ayrshire Council on 27 th June 2019. The proposed provision of new properties at this site will meet the Housing for Varying Needs standards which will be more suitable for households requiring ground level accommodation.
				This need is identified in the HNDA, as well as options currently being implemented or considered. Our LHS

				will provide more detail on our approach to this.
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	Need more long-term supported accommodation for homeless households and those who could not manage in a tenancy
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	Housing First is not working, resources should be prioritised elsewhere
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	Low demand sheltered housing should be repurposed to meet other specialist needs
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	In-town accommodation for older people with amenities would help improve the high street and tackle social isolation of this group
20/8/21	Chapter Specialist Provision	5,	Summarised feedback on HNDA Survey	Housing needs of people with learning disabilities underestimated.
				South Ayrshire Council's RRTP sets out a need for housing with support options for people for whom a tenancy in the community would not be the best option. Further consideration will take place in development of the LHS.
				Housing First has had success in preventing repeat homelessness in South Ayrshire and has been set out as a key element of the Council's Rapid Rehousing Transition Plan. It is anticipated that this will continue to be a priority for the Council in our Local Housing Strategy.
				Given the identified mismatch between demand and supply in Sheltered Housing, ensuring supply is fit for purpose will be an area of focus in developing our next LHS.
				The Town Centre and Retail Development Plan (2017) supports the development of residential accommodation in town centres in appropriate locations through its policies: Town Centre first principle and the Town centres (guiding land use).
				South Ayrshire Council and the Health and Social Care Partnership have made a commitment in the Housing

				Contribution Statement to work together to meet identified needs of people with particular needs, including people with learning disabilities. This will be reiterated in the Local Housing Strategy.
20/8/21	Chapter 5, Specialist Provision	Summarised feedback on HNDA Survey	Need to factor in the future needs of children with Additional Support Needs	As above.
20/8/21	Chapter 5, Specialist Provision	Summarised feedback on HNDA Survey	The Council should not provide for needs of gypsy/traveller community.	South Ayrshire Council has a duty under Public Sector Equality Duties to consider the needs of all communities in South Ayrshire. A such, these needs must be considered in the HNDA.
20/8/21	Chapter 5, Specialist Provision	Summarised feedback on HNDA Survey	Transit sites should be fully controlled, and views of community taken into account.	A Member Officer Working Group is currently reviewing options around meeting the needs of Gypsy/Travellers, with input from this community via our Minority Groups Liaison Officer. Any proposals will be subject to public consultation.
20/8/21	Chapter 3, Housing Stock Profile, Pressures and Management	Summarised feedback on HNDA Survey	Housing should be developed to help people escape sexual violence and resultant trauma	While our current Policy supports people fleeing domestic abuse South Ayrshire's Allocations Policy is currently under review, with the intention of introducing new provisions to better support this group. Further detail will be provided when the final version of the new Allocations Policy goes to public consultation.
20/8/21	Chapter 3, Housing Stock	Summarised feedback on HNDA Survey	Addressing issues with existing Council housing (property quality, anti-social	We are committed to addressing issues with our existing stock, and are

	Profile, Pressures and Management		behaviour, long-term empty, close security) would make best use of existing stock and reduce the need for new build.	already a priority of our existing LHS. Further consideration of these issues will take place in developing our LHS 2023-2028
20/8/21	Chapter 3, Housing Stock Profile, Pressures and Management	Summarised feedback on HNDA Survey	Less new housing would be required if more transfers/mutual exchanges took place. The Council should introduce incentives for underoccupying households to downsize.	Our Allocations Policy is currently under review. This will be considered as part of this process, and decisions on this will be provided when the final version of the new Allocations Policy goes to public consultation.
20/8/21	Chapter 3, Housing Stock Profile, Pressures and Management	Summarised feedback on HNDA Survey	Allocations policies should be reviewed to ensure stock is used effectively and that lets are 'fairer' (suggestions included more priority for people with disabilities, working families and homeless households)	Our Allocations Policy is currently under review. This will be considered as part of this process, and decisions on this will be provided when the final version of the new Allocations Policy goes to public consultation.
20/8/21	Chapter 3, Housing Stock Profile, Pressures and Management	Summarised feedback on HNDA Survey	Rents for homeless tenancies are too high and can lead to people getting into debt	We make every effort to ensure temporary accommodation offered to homeless households is appropriate to their circumstances. We support households to apply for Housing Benefit where required.
20/8/21	N/A	Summarised feedback on HNDA Survey	HNDA should be reviewed more frequently to ensure it stays current	There is a requirement to produce an HNDA every five years to inform the LHS. Nevertheless, the Council does maintain up-to-date data on demand in order to inform decision-making during this period.
20/8/21	N/A	Summarised feedback on HNDA Survey	HNDA should recommend actions to address the issues highlighted	The purpose of the HNDA is to provide an evidence base from which recommendations can then be made in various strategic documents,

				including the LHS, the IJB's Strategic Plan and RRTP.
20/8/21	N/A	Summarised feedback on HNDA Survey	The link between housing and health should be discussed more explicitly in the HNDA	This will be addressed fully in the LHS.
20/8/21	N/A	Summarised feedback on HNDA Survey	This survey presents summary findings in isolation without providing context.	Context is provided in the full HNDA and Executive Summary, links to which have been provided at the start of the survey.
20/8/21	Appendix 2 - Consultation	Summarised feedback on HNDA Survey	Have gypsy/travellers been consulted on their needs?	We have regular interaction with the Gypsy/Traveller community via our Minority Groups Liaison Officer, and the needs of this group have been considered following input from this officer, as well as others with direct engagement with this group. A Member Officer Working Group is currently reviewing options around meeting the needs of Gypsy/Travellers. Any proposals will be subject to public consultation.
20/8/21	N/A	Symington Community Council – summarised response	Symington Community Council fully support the findings of the council's draft HNDA. We feel that the results of this extensive analysis reflect the varied needs of the population of South Ayrshire. There has been significant private sector new build in the village in recent years, targeted at the Glasgow market. This doesn't meet the needs of the community as too expensive. Communities must be listened to in making decisions about development.	The Local Development Plan (LDP) review (statutory requirement) process gives communities and individuals the opportunity to engage and inform where they think new housing should be located with South Ayrshire. The Call for Sites, associated with the LDP review process gave the opportunity for companies, landowners, communities and individuals to forward sites to the Council for consideration for

				<p>alternative land uses including housing. Noting that the Local Development Plan must be informed by evidence like the HNDA and following statutory requirements. The Planning (Scotland) Act 2019 introduced the right for communities to produce Local Place Plans for their places, with scope for these plans, or part of them to become a part of the LDP. Local Place plans give communities an opportunity to play a proactive role in develop proposals for the development and use of land in the place they live. Currently the Scottish Government are preparing secondary legislation for Local Place Plans before implementation starts.</p>
20/8/21	Chapter 4, Estimating future housing need and demand	Homes For Scotland – summarised response	The HNDA projections are at odds with SAC's own local intelligence, including previous HLA projections, historic completions, market interest in the area and the ideals of the AGD	The range of scenarios tested to produce the Housing Estimate were selected following consideration of past and projected trends by the Housing Market Partnership, with input from the Housing Supply Sub-Group. Detail is provided at Appendix 3. The selected scenarios are in-keeping with longer-term trends, however should it become apparent that demand is increasing in South Ayrshire post-COVID, this will be considered fully in developing the Housing Supply Target for the Local Housing Strategy. Similarly

				implications of policy – i.e. Housing to 2040, Ayrshire Growth Deal etc.will be taken into account in setting the HST.
20/8/21	Chapter 4, Estimating future housing need and demand	Homes For Scotland – summarised response	Both the NRS projections and the HoTOC method are inadequate to accurately determine the housing need.	The NRS projections are considered by the Centre for Housing Market Analysis to be the preferred estimates of future population demographics. As such, we have utilised this source. The HoTOC method has not been used in the production of the HNDA. More detail is available at Appendix 1.
20/8/21	Appendix 1 – Estimate of Existing Need	Homes For Scotland – summarised response	Local survey work (on existing need) is recommended.	An alternative methodology for calculating existing need was developed to inform the HNDA in partnership with the CHMA. Homes For Scotland were consulted throughout the process.
20/8/21	N/A	Monkton Community Council – summarised response	Based on the evidence gathered to produce the estimates Monkton Community Council agree with the description of current housing needs. The estimates related to rural areas also reflect our experience in our own village.	The Planning and Building Standards Service will use the HNDA 2021 and most up to date Local Housing Strategy to inform the next LDP.
20/8/21	Chapter 4, Estimating future housing need and demand	Persimmon Homes – summarised response	The HNDA projected need is above what the Scottish Government (SG) forecast in the MATHLR (which is welcomed) but represents a substantial decrease on the previous HNDA/LDP figures of 7,329 over ten years. The proposed LDP forecasts a HLR of 324 per annum and this may be more realistic given that the Draft Housing Land Supply Audit 2020-25 shows that following post-recession fluctuations the	The HNDA's estimates are calculated using the CHMA's HNDA Tool. This Tool is used to estimate housing need in the future by testing agreed scenarios – including the assumption of 'high migration' to the area - and factoring in an estimation of existing need. This is a key element in the 'robust and credible' assessment of the HNDA, and as such it is difficult to

			market has delivered on average 285 new homes over the past five years.	justify adopting a different methodology for this.
20/8/21	Chapter 4, Estimating future housing need and demand	Persimmon Homes – summarised response	The changing housing market has sparked a lot more interest in the Ayrshire’s by national/plc housebuilders which suggests that there is both demand and a desire to build new homes in South Ayrshire. Recent Registers of Scotland data post lockdown highlights this point and is aided by temporary changes to LBTT and contrary to what paragraph 2.32 says recent emergence of higher loan to value mortgages. Post covid there has been an out-migration from cities as people assess their housing options and have a greater ability to work from home. The council should allow for this in their projections.	The HNDA needed to set a cut-off date for new data, and as such more recent trends have not been factored into the calculation. In setting the Housing Supply Target, our LHS will review these trends and fully consider these issues in collaboration with key stakeholders to ensure the HST reflects recent trends as well as the likely impact of policy direction.
20/8/21	Chapter 4, Estimating future housing need and demand	Persimmon Homes – summarised response	The Ayrshire Growth Deal whilst covering Ayrshire as a whole has the potential to generate 7,000 jobs and many of the highly skilled and well paid jobs associated with aerospace and space will be in South Ayrshire. This is likely to both attract people to the area and retain people who may otherwise have left the area.	The implications of policy – i.e. Ayrshire Growth Deal, Housing to 2040 etc – will be considered fully in our LHS in collaboration with stakeholders, including private sector developers and communities.