



**Stirling Council**

# **Strategic Housing Investment Plan**

**2019/20 to 2023/24**

**October 2018**





# Stirling's Strategic Housing Investment Plan

2019/20 to 2023/24

## Introduction

Stirling's Strategic Housing Investment Plan (SHIP) is the Council's key statement setting out the strategic investment priorities for affordable housing over a 5 year period to achieve the outcomes set out in Stirling's Local Housing Strategy (LHS) which was approved by the Council in December 2012<sup>1</sup>. The SHIP is due for submission to the Scottish Government by 26 October 2018 and covers the five-year period 2019/20 to 2023/24.

## National Context

In March 2016, Ministers announced More Homes Scotland, an overarching approach to support the increase in supply of homes across all tenures. This incorporates a variety of existing and new initiatives including a commitment to invest over £3 billion in affordable housing to deliver at least 50,000 affordable homes in the current parliament accompanied by long-term Resource Planning Assumptions (RPAs), increased subsidy levels, new Rural Housing and Housing Infrastructure Funds and support for City Deals.

The Scottish Government subsequently issued RPAs for Stirling covering the period to the end of March 2021. This provides the certainty of long-term planning assumptions to 2020/21 to allow the Council and its delivery partners to put in place the plans for affordable housing to meet the housing priorities in the area.

RPAs for Stirling		
Year 1	2018/19	£7.965m
Year 2	2019/20	£9.011m
Year 3	2020/21	£9.614m

The Scottish Government has provided guidance<sup>2</sup> containing revised procedures for preparing SHIPs. It emphasises the key role of SHIPs in identifying strategic housing projects to assist the achievement of the aforementioned national target for the delivery of affordable housing as well as the supply of housing across other tenures as appropriate. The SHIP tables will provide the basis for the development of an agreed Strategic Local Programme Agreement (SLPA) between the Council and the Scottish Government which sets out the programme of housing projects that will be funded over the period from 2019/20. Whilst the SLPA is usually issued for the subsequent three years, the government's funding priorities for affordable housing beyond 2021 have yet to be clarified. The Council and other partners are seeking to influence these through engagement in

<sup>1</sup><http://www.stirling.gov.uk/documents/temporary-uploads/housing-and-customer-service/local-housing-strategy/stirlings-lhs-2012-jan13.pdf>

<sup>2</sup><https://beta.gov.scot/publications/preparation-of-strategic-housing-investment-plans-guidance-note-mhdgn2018-03/>



its major consultation “Housing Beyond 2021” during late 2018. Meanwhile the Council has been asked to use its 2020/21 RPA as the basis for funding for the final 3 years of this SHIP period, i.e.

	RPA for Stirling (agreed)	RPA Assumption, (per SG guidance)
2019/20	£9.011m	
2020/21	£9.614m	
2021/22		£9.614m
2022/23		£9.614m
2023/24		£9.614m

The SLPA will be reviewed and updated annually to ensure delivery remains on track.

### **Local Context**

In setting out the strategic investment priorities for affordable housing to achieve the outcomes set out in Stirling’s Local Housing Strategy, the SHIP contributes to the priorities of the local administration and those shared with community planning partners.

Amongst the Council’s six key priorities it confirms its commitment to Affordable Housing and Social Housing: “we will create more affordable housing and social housing in all our communities. We will lead by example as an organisation in setting exceptional standards in building practice, environmental practice, employer practice, tenant relations and homelessness prevention.”

The Stirling Plan (Local Outcomes Improvement Plan 2017-2027) confirms that increasing the availability of sustainable affordable housing will be a key indicator of success in the shared outcome “Resilient - People are part of safe, caring and kind communities within an attractive and sustainable environment”.

### **Stirling’s Local Housing Strategy Outcomes**

The strategic investment priorities for affordable housing set out in the SHIP are consistent with the LHS and will play a key role in meeting the high level outcomes:

- 1. Access and affordability:* An improved supply of houses of all types and tenures that are affordable, particularly to households on low and middle incomes, and meet the needs and aspirations of households and communities across Stirling.
- 2. Quality and condition:* Improvements in the condition and energy efficiency of the whole housing stock, and reductions in carbon emissions and fuel poverty.
- 3. Strengthened communities:* Communities that are safe, strong, sustainable and actively involved.



4. *Homelessness*: Homelessness is minimised and those that are homeless or threatened with homelessness are treated with dignity and are actively involved in resolving their housing problems.

5. *Particular housing needs*: Older people and those with particular housing needs are able to live as independently as possible in their own home.

### **Stirling & Clackmannanshire City Region Deal**

Housing is an essential element of the Stirling & Clackmannanshire City Region Deal, agreed in May 2018<sup>3</sup>, supporting and driving its dual objectives of economic growth and social justice. The impact of a quality, accessible, affordable home on the ability to gain and retain employment, access skills and training opportunities, enjoy positive mental and physical health and build sustainable, mixed communities cannot be overstated.

Through the Council and its delivery partners' funding of affordable housing, there is now a clear mechanism for supporting the delivery of the City Region Deal.

Stirling's City Deal Masterplan<sup>4</sup> identifies various residential development pockets in and around the city including the MoD site at Forthside which is earmarked for disposal in 2022 as well as regeneration opportunities at Mercat Cross and Raploch. In terms of wider links and rural connections, the Masterplan also highlights the requirement for a new river crossing to enable further housing development in Callander.

### **Raploch Regeneration Initiative**

The Council has been developing a partnership proposal with Robertson Group in support of the City Region Deal to accelerate the Raploch Regeneration Initiative to deliver 319 new homes by 2022 on four sites owned by the Council. Planning permission in principle for the proposed development was granted in February 2017 subject to the conclusion of a Section 75 legal agreement and it is anticipated that 244 new social rented properties and 75 private houses for sale will be delivered by 2022.

59 mid market rented and shared equity homes will be owned by Castle Rock Edinvar Housing Association with ownership of the remaining social rented homes split between the Council and Forth Housing Association. This project will result in a changing role for Raploch URC which will concentrate on its community enterprise function following the completion of the development at Raploch 4B.

### **Rural Initiatives**

Both the Council and the National Park Authority, working in partnership with Rural Stirling Housing Association, have identified a number of sites in rural Stirling on which they wish to see affordable housing provided in order to meet both the vision articulated in the adopted Loch Lomond & The Trossachs National Park Local Development Plan (LDP) and the high level outcomes identified in the LHS. The Plantation site in Balmaha to be developed by Rural Stirling Housing Association was identified as a direct result of the National Park Authority's Rural Housing Enabler project. The site was identified during discussions with Forestry Commission Scotland regarding

<sup>3</sup> <http://www.bbc.co.uk/news/uk-scotland-tayside-central-44313676>

<sup>4</sup> <http://my.stirling.gov.uk/files/citydealmasterplan.pdf>



the National Forest Land Scheme. This site will be developed for 10 social rent houses, 6 low cost home ownership houses protected as affordable by a Rural Housing Burden, 4 flats to be owned by East Loch Lomond Community Trust and 2 plots to be sold as open market self-build opportunities.

### **Strategic Development Areas**

Two areas to the south of Stirling at Durieshill and South Stirling Gateway are identified within the adopted Stirling LDP<sup>5</sup> as Strategic Development Areas with the potential to make a significant contribution to the area's economy and provide for wider housing needs. The new village at Durieshill has the potential to accommodate around 2,500 houses, while the land at South Stirling Gateway has the potential to accommodate approximately 800 houses. There are a number of transport and education constraints that require to be addressed, however detailed discussions continue to take place between the Council, private developers and Transport Scotland to resolve these and it is anticipated that both sites will play an important role in the delivery of affordable housing during the period covered by the SHIP.

### **Stirling and Loch Lomond & The Trossachs National Park Local Development Plan Sites**

In addition to the aforementioned Strategic Development Areas, the Local Development Plans (LDP) adopted by Stirling Council and by the Loch Lomond & The Trossachs National Park Authority respectively include numerous smaller housing sites, with and without planning permission, the progress of which will be monitored through their annual housing land audits. In recognition of the need to identify and respond to risks and constraints in relation to particular projects, some flexibility is built into the programme, particularly in the medium to long-term. To that end, the Strategy & Development Team maintains regular dialogue with its delivery partners in order to ensure that it is in a position to respond quickly to any changes in the phasing of individual sites or the national resources available for affordable housing.

### **Jobs and Training**

The Council has a clear policy on training and local community gain as part of our overall approach to procurement. We will work with developers and local Registered Social Landlords to ensure that we maximise the impact of our investment to create training places, improve access to jobs in the construction sector for local workers and deliver additional benefits to local communities wherever possible. One of the key elements of the Raploch Regeneration Initiative is the development of an Employment Skills Plan which highlights a series of key performance indicators against which the project will be assessed, for example the number of apprenticeships and work experience places that will be provided and the level of engagement with local schools, colleges and universities that will take place throughout the project.

The introduction of the Apprenticeship Levy from April 2017 for all employers with a wage bill of over £3 million is likely to be of particular relevance during the period covered by the SHIP. Scotland's share of funding from the UK Government's apprenticeship levy will support a range of employment measures including the delivery of 30,000 Modern Apprenticeships starts each year

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<sup>5</sup><http://my.stirling.gov.uk/services/planning-and-the-environment/planning-and-building-standards/local-and-statutory-development-plans/local-development-plan>



by 2020 and the establishment of a new Flexible Workforce Development Fund to help employers up-skill and re-skill their workforce<sup>6</sup>.

### **Stirling's Housing Needs**

Stirling's Housing Need and Demand Assessment (HNDA)<sup>7</sup> was approved as 'robust and credible' in July 2011 and provides an assessment of housing need on which both the LHS and LDP have been built. The study estimated a need for 700 new affordable homes per annum across the Council area (Stirling Core, Stirling Rural and National Park).

In the LHS, this assessment of need was translated into a market housing supply target of 328 units per annum and affordable housing supply target of 88 units per annum in the Council's LDP area (Stirling Core and Stirling Rural). The National Park Authority's housing supply target across the whole National Park area is 75 units per annum, the majority of which are likely to be delivered in the Stirling Council part of the Park.

The adoption and subsequent review of the Council's LDP has led to renewed developer interest in developing a number of sites that are included in the plan. The inclusion of an affordable housing policy, further details of which are provided below, opens up additional opportunities to secure land on which affordable housing can be built for both the Council and local Registered Social Landlords.

A review of Stirling's HNDA is currently underway and it is anticipated that, subject to a revised toolkit from the Scottish Government, the revised HNDA will be submitted to the Scottish Government's Centre for Housing Market Analysis for assessment in January 2019.

### **Affordable Housing Planning Policies**

Based on the evidence from the HNDA and LHS, a specific policy intervention in the planning process, in the form of an affordable housing policy, was included in the adopted Stirling LDP to increase the supply of affordable housing in the area. The policy requires all new residential development schemes of 4 or more units within the Highly Pressured Areas, and of 10 or more units in the remainder of the plan area, where the developer is not the Council or a Registered Social Landlord, to include affordable housing or make a financial contribution to facilitate affordable housing provision elsewhere. Supplementary Guidance<sup>8</sup> supports this policy by providing greater clarity on the definitions of affordable housing, the Council's flexible approach to on and off-site provision, the percentage requirements and the level of financial contributions.

The adopted Loch Lomond & The Trossachs National Park LDP also includes an affordable housing policy which requires a percentage of affordable housing to be provided on all allocated and infill sites of 4 or more units. On sites of up to 3 units in the accessible rural areas (Stirling and Loch Lomondside), the requirement is to build an affordable house or make a financial contribution towards affordable housing elsewhere in the local area. Again, Supplementary Guidance<sup>9</sup>

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<sup>6</sup> <http://www.gov.scot/Topics/Education/skills-strategy/apprenticeship-levy>

<sup>7</sup> [http://www.stirling.gov.uk/\\_documents/temporary-uploads/housing- and -customer-service/local-housing-strategy/stirlings-hnda-19july2011v2.pdf](http://www.stirling.gov.uk/_documents/temporary-uploads/housing- and -customer-service/local-housing-strategy/stirlings-hnda-19july2011v2.pdf)

<sup>8</sup> [http://www.stirling.gov.uk/\\_documents/temporary-uploads/economy-planning- and -regulation/approved-ldp/sg-teith-house-jan-2015/sg04-affordable-housing\\_jan-2015.pdf](http://www.stirling.gov.uk/_documents/temporary-uploads/economy-planning- and -regulation/approved-ldp/sg-teith-house-jan-2015/sg04-affordable-housing_jan-2015.pdf)

<sup>9</sup> <https://www.lochlomond-trossachs.org/rr-content/uploads/2016/07/SG-Housing-2017-adopted-1.pdf>



supports this policy by providing a guide to how the housing policies will be applied in practice across the Park.

### **Strategic Investment Priorities**

The strategic investment priorities listed in this SHIP are consistent with previous SHIPs and with the LHS. Over the next five years, the priorities will be:

1. Regeneration areas
2. Highly pressured and pressured areas
3. Strategic development areas

Within these key priorities, it is intended to ensure that there is a balance of development between each of the Council's three sub-markets, namely Stirling Core, Stirling Rural and National Park.

While the key objective is to provide social rented housing, there are other housing needs that can be met by the provision of mid-market rented housing. The potential to meet some of the need for affordable housing through low cost home ownership (LCHO) has also been recognised by Stirling's two main housing forums, therefore where it can be demonstrated to be appropriate the provision of LCHO may form part of a suitable tenure mix in specific locations.

The methodology used to prioritise the projects is as follows:

- Deliverability - with priority given to those projects where the Council or its delivery partners has control of the site or an option to acquire it *and* either outline or detailed planning permission is in place or the site is allocated for housing in the Local Development Plan,
- Geography – with priority given to projects which fit with the aforementioned geographic priorities,
- Community engagement – with priority given to projects which have received positive feedback from the consultation that has take place with local communities, and
- Phasing and Resources – with priority given to affordable housing projects brought forward in association with private development proposals where the timetable and phasing allows Scottish Government grant funding to be prioritised to the project.
- **Stirling Council:** The Council's involvement in the Raploch Regeneration Initiative and developing in pressured areas in the National Park and Stirling Core area are the principal short-term priorities. Meanwhile, ensuring the delivery of a range and mix of house types, sizes and tenures to meet the full range of housing needs on sites brought forward by private developers in Stirling, Dunblane and as part of the Strategic Development Area at Durieshill is the main medium-term priority.
- **Forth Housing Association:** Forth Housing Association's short-term priorities are a number of developments in each of the Council's three regeneration areas. This includes working alongside the Council and Castle Rock Edinvar Housing Association as part of the Raploch Regeneration Initiative. Similar to the Council, the focus then shifts towards delivering mixed communities on sites brought forward by private developers in Cambusbarron, Plean and as part of the Strategic Development Area at South Stirling Gateway.



- **Rural Stirling Housing Association:** Rural Stirling Housing Association's priorities are to develop in both the Stirling Rural area and the National Park on sites that are deliverable and where there has been little or no new build affordable housing for many years. These developments include responding to clearly identified housing needs in Balmaha, Brig O'Turk, Callander, Croftamie, Doune, Drymen, Fintry, Kinlochard and Strathblane.
- **Steadfast Homes:** The Council and the Scottish Futures Trust have worked closely together on the National Housing Trust (Stirling Variant) which has provided over 100 units of mid-market housing to date, owned by Steadfast Homes<sup>10</sup>, on sites in Cowie, Cambusbarrow, Stirling City Centre and Raploch. The Council and the Scottish Futures Trust have also been working in partnership on a new model of Accessible Homeownership for over 55s, the £40K Home, with a potential site identified at Lower Viewforth on which to take forward a pilot project.

### How the Council and its Delivery Partners Will Assist

- **Housing Infrastructure Fund:** An application has been successfully made to the Scottish Government for grant funding of £1.6 million from the Housing Infrastructure Fund to meet the abnormal costs of dealing with the ground conditions in respect of the delivery of the social rented housing. All of this spend was incurred in 2017/18.
- **Housing Revenue Account Investment Programme:** For each project, additional funding is required to complement the £57/59,000 per unit Scottish Government grant funding. In Stirling, this includes a significant contribution from the Council's Housing Revenue Account Investment Programme and over the next five years up to £16 million will be invested from this source.
- **Council Tax second/long term empty homes fund:** Scottish Government grant funding is also supplemented by the additional Council Tax revenue secured from second and long term empty homes which is ring-fenced for affordable housing. In 2016/17, this amounted to just over £416,000 and this was used to support a programme of second hand property purchases, the employment of a full-time Empty Homes Officer by the Council and the purchase of Development Consultancy Services by Rural Stirling Housing Association.
- **Other Council funding:** The Council also has some funding available from other sources which can be contributed to the development of affordable housing. These sources include the sale of Housing Revenue Account assets (shops, land etc.) and surpluses on the Housing Revenue Account. The availability of this funding is not easy to predict.
- **Registered Social Landlord funding:** For every project, local Registered Social Landlords need to raise private finance to cover the costs not met by the £70/72,000 per unit Scottish Government grant funding. Over the next five years Forth Housing Association and Rural Stirling Housing Association will each contribute close to £10 million in private finance.
- **Section 75 and other contributions from developers:** Given the range of factors which determine the speed at which approved housing sites are developed<sup>11</sup>, it is difficult to forecast when commuted sums which have been negotiated with developers through S75 legal

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<sup>10</sup>Steadfast Homes is a body set up by Stirling Council and the Scottish Futures Trust to develop and manage homes for mid-market rent in the Stirling area.

<sup>11</sup>[http://www.gla.ac.uk/media/media\\_302200\\_en.pdf](http://www.gla.ac.uk/media/media_302200_en.pdf)



agreements will actually become available. In 2016/17, just over £182,000 was secured by this means and this was used to fund part of the development costs of the Council projects at Norrieston Glebe in Thornhill and Firs Crescent in Bannockburn. In 2019/20 it is anticipated that a further £0.144m may be used to support part of the development costs incurred in the development of Raploch Site 8.

- **Other affordable housing provided without AHSP assistance** – none anticipated

### **Working Together**

The SHIP has been developed by Stirling's two main housing forums, the membership of which is described below. In these forums colleagues from partner agencies have influenced the content, priorities and funding of the SHIP.

1. The SHIP Review Group: This involves Officers, Councillors and Board members from the key delivery agencies which are Stirling Council, Forth Housing Association, Rural Stirling Housing Association, Paragon Housing Association, Raploch URC and Loch Lomond & The Trossachs National Park Authority.
2. Stirling's Strategic Housing Forum/Housing Market Partnership: This involves Officers from the above key agencies meeting with other Council Services (Housing, Planning and Social Services), Homes for Scotland, the Scottish Environment Protection Agency, Scottish Water and the Scottish Government More Homes Division.

Officers from Castle Rock Edinvar Housing Association have also had an opportunity to influence the content, priorities and funding of the SHIP through their involvement in the Raploch Regeneration Initiative Project Management Group while a separate discussion has taken place with Officers from Hanover (Scotland) Housing Association regarding their proposals to redevelop an existing development of Dorran type properties at Conic/Montrose Way in Drymen.

### **Energy Efficiency**

The LHS Outcome for House Condition, Energy Efficiency and Fuel Poverty is improvements in the condition and energy efficiency of the whole housing stock, and reductions in carbon emissions and fuel poverty. To that end, the development projects outlined in the SHIP embrace improved levels of energy efficiency and higher environmental standards. Indeed, all 185 new social rented properties delivered as part of the Raploch Regeneration Initiative will meet higher 'greener' standards in respect of energy for space and water heating as detailed within Section 7 of the 2011 Building Regulations, while Hanover (Scotland) Housing Association are working towards building a new development of 16 elderly amenity units at Conic/Montrose Way in Drymen to Passivhaus standards.

### **Wheelchair Accessible Housing**

- **Policy**

The Council's HNDA and LHS, both presently under revision, note the national and local policies on wheelchair accessible housing including current Building Standards and the findings of "Still minding the step? A new estimation of the housing needs of wheelchair users in Scotland" (CIH and Horizon Housing, 2018).



It is acknowledged that there is potential for some crossover between wheelchair housing and accessible and adapted housing, as well as with some forms of supported accommodation. Wheelchair accessible and purpose-built accommodation will include features such as: wider door openings, barrier-free bathroom access, low-level appliances, enhanced space standards (turning circles) and safe and appropriate access to, and exit from, a dwelling.

Wheelchair housing provision within the Stirling Council area is intended to meet the requirements of all wheelchair users. This includes: older people; families with disabled children or disabled adults with dependent children; and adults who acquire a disability (potentially as a result of an accident, injury and illness) and require the use of a wheelchair.

- **Evidence**

#### Council Stock and Demand

At present, Stirling Council does not hold detailed information about the number of properties classified as 'wheelchair housing'. Rather, when a ground floor access property becomes available to let, an inspection is undertaken by a member of the allocations team, who identifies whether the property is suitable for a wheelchair user or if it can be adapted for a wheelchair user where they are top of the waiting list for that allocation. This is something which will need to be addressed going forward either by adding this element to the current housing management system or by creating a separate database following a survey of all stock.

To try and identify stock which has been made suitable for a wheelchair user, an exercise was undertaken looking at all the major and minor adaptations made to Council properties over the last five years. Specifically, adaptations such as widening internal doors, installation of ramps and moving of sockets/kitchen units etc. which would indicate that the tenant was a wheelchair user. This was then cross checked with notes from Occupational Therapists referrals, which generally stipulate if a client is a wheelchair user, to ensure that adaptations were not completed for some other reason.

This exercise identified 13 properties which had been adapted to be suitable for wheelchair users which represents less than 1% of the total Council stock. This is likely to be an under-estimation of the true number of wheelchair properties, as it only looks at adaptations completed within the last 5 years and does not incorporate properties which may have been specifically built for a wheelchair user in the past.

A snapshot of the Council's waiting list was taken on 24th October 2017. At this time, there were 39 applicants who required a property suitable for a full time wheelchair user and 9 applicants who required a wheelchair accessible property. This would suggest that there is an unmet demand for wheelchair housing.



## RSL Stock and Demand

Local RSLs were asked to complete a proforma detailing the number of wheelchair properties they provided and the number of disabled applicants and wheelchair user applicants on their waiting list. In terms of provision of wheelchair properties, the results of the proforma identified that there were 70 wheelchair units, which equates to 3.5% of RSL stock. [5]

Due to some RSLs not holding a waiting list (some have 100% nomination rights to the Council) and other national RSLs being unable to provide waiting list figures for these groups or to split figures into disabled and wheelchair applicants, it is not possible to accurately determine demand for this type of specialist provision.

Of the RSLs who were able to provide information, it was identified that there were 125 disabled applicants and 3 wheelchair applicants on their waiting list. It should be noted that the number of disabled applicants could also include those requiring wheelchair accommodation. In addition, the demand information presented above may include an element of double-counting of households who have applied to both the Council and RSLs for wheelchair housing in the area. Given these complexities, it is therefore clear that there is a need to improve the quality of data held by RSLs on the demand for wheelchair housing provision in Stirling.

- **Future Demand**

While the majority of need can be addressed by the provision of various adaptations and turnover in existing stock, nevertheless there is likely to be a requirement for some new, purpose built provision in the future. Due to limited local data on wheelchair provision and demand in Stirling, data from the 'Still Minding the Step?' report has been extrapolated to provide a rudimentary estimate of demand in Stirling.

Using data from the 2015 Scottish Household Survey and other sources, the report estimated that there 87,340 households with a wheelchair user in Scotland, with 17,226 identified as having an unmet housing need. The 2015 mid-year household estimate for Stirling was 38,655 accounting for 1.6% of the total households for Scotland.

Taking 1.6% of 17,226 would give an estimate of 276 households with an unmet need across all tenures. The report also considered current health and population trends in Scotland and projected an 80% increase to 31,007 households with an unmet housing need in 2024. Projecting an 80% increase would give a figure of 497 households with an unmet need in Stirling in 2024.

As data is based on figures from 2015 and the Scottish data is extrapolated from other sources, the figures for Stirling should be treated with caution and emphasised as a rudimentary estimate only, of current and future demand.



- **Planned and future provision**

Currently, there is no local target for a specific percentage of new build affordable homes that are built to a fully wheelchair accessible standard, per annum. This will be kept under review by the Council and its key delivery partners as part of the Strategic Housing Investment plan. It should be noted that Stirling Council and local developing RSLs continue to include wheelchair accommodation in their schemes, wherever possible. For example, the Raploch Regeneration Initiative is set to include the provision of larger specialist wheelchair accessible units, while initial discussions have taken place with Adult Services regarding a proportion of the units being utilised for the provision of clients with specialist support needs.

- **External stakeholder consultation and engagement**

The main stakeholders involved in the Council's consultation over wheelchair accessible housing to date have been:

- Stirling Access Panel
- Stirling Strategic Housing Forum
- Health & Social Care Partnership

## **Adaptations**

While responsibility for identifying the level of adaptations needed and the level of funding required now rests with the Clackmannanshire and Stirling Health & Social Care Partnership, the Partnership has delegated the powers and budgets for identifying and funding adaptations back to the two local authorities for the time being subject to them agreeing a service level agreement and performance reporting framework.

The Scottish Government's funding of adaptations by Registered Social Landlords is presently outwith the scope of the Health and Social Care integration agenda. Stirling Council's Housing Contribution Statement<sup>12</sup> highlights that the Council's Housing Market Partnership considers this to be inconsistent and an issue worthy of review at a national level. At present, the funding is awarded direct to Registered Social Landlords on an annual basis.

## **Rapid Rehousing Transition Plans**

The Council is currently consulting on the preparation of the Rapid Rehousing Transition Plan. This will affect the future location and housing mix of, and revenue funding support to, housing developments in Stirling and will be addressed in future SHIPs

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<sup>12</sup><http://nhsforthvalley.com/wp-content/uploads/2016/02/Stirling-Council-Housing-Contribution-Statement.pdf>



## Equalities

Through the Local Housing Strategy, the Council is addressing the needs of equality groups. Much of this is done not in the bricks and mortar of the development programme but in reviewing policies and procedures and improving information, advice, training and access. Consultations are presently underway to develop the new Local Housing Strategy for approval in 2019.

The Equality Impact Assessment (EqIA) demonstrated extensive consultation on the development of the previous LHS up to 2012. This included consultation with equalities groups, their representatives and service providers. The EqIA demonstrated no negative impacts and positive impacts in relation to Disability, Younger/Older and Poverty/Socio-economic. The priorities of, and process towards the SHIP reflect the EqIA findings and the LHS priorities agreed in previous years.

In 2014, Stirling Council and the Scottish Futures Trust commissioned the University of Stirling to undertake research into the housing needs of older owner occupiers. One motivation for undertaking the research was that there are significant numbers of older owner occupiers who are applying for and being allocated Council houses. The research, which included interviews with 100 older people, concluded that there is a need for older owners in lower value properties to move to more appropriate accommodation, preferably within their own community.

Following the publication of this research, the Council has been working in partnership with the Scottish Futures Trust on a new model of Accessible Homeownership, the £40K Home, which is aimed at over 55s who are homeowners with low-to-moderate amounts of equity in their current home. Existing housing pathways for this group are limited to schemes operated by higher-end providers (e.g. McCarthy and Stone) which require high levels of equity, or traditional sheltered housing accessed through local authorities, resulting in a 'squeezed middle' for whom there are few alternative housing options.

Specific SHIP projects which address the equalities agenda include:-

- The aforementioned development by Hanover (Scotland) Housing Association at Conic/Montrose Way in Drymen which will see 16 elderly amenity units built on the site of a development of Dorran type properties which are due to be demolished due to their age and method of construction.
- The Raploch Regeneration Initiative will include the provision of a five-bedroom specialist wheelchair accessible unit, while initial discussions have taken place with Adult Services regarding a proportion of the units being utilised for the provision of specialist housing.
- A development by Forth Housing Association at Howlands Road in Culterhove which contains a specialist wheelchair accessible unit.
- Developments by Rural Stirling Housing Association in Balmaha, Doune and Callander which include the construction of bungalows that are suited to the needs of older people and people with disabilities.
- A development by Stirling Council which will see 10 elderly amenity units built on the site of the former Stirling Royal Infirmary.
- Catherine Street, Bannockburn – revision of housing mix to include two 5-bedroom houses for larger households identified to have complex housing needs



## **Accountability**

### Monitoring

We will monitor the delivery of affordable housing in this SHIP against our LHS outcomes and Local Outcome Improvement Plans to identify how our LHS policies are being translated into operational delivery.

### Publication

The SHIP and associated tables will be made publicly available and published on the local authority's website at the time of Council approval of the SHIP.

## **Further Information**

Further information on the SHIP and the LHS is available from:-

Strategy & Development Team  
Localities and Infrastructure Service  
Allan Water House  
Kerse Road  
Stirling FK7 7SG

Telephone: 01786 237734 or 237687

<http://www.stirling.gov.uk/services/housing/local-housing-strategy>