

The logo for Shelter Scotland, featuring the word "Shelter" in a large, white, sans-serif font above the word "Scotland" in a smaller, white, sans-serif font, both set against a solid red rectangular background.

Shelter
Scotland



Progress to the 50,000:Right Homes, Right Places

Review of Strategic Housing Investment
Plans (SHIPs) for Affordable Housing

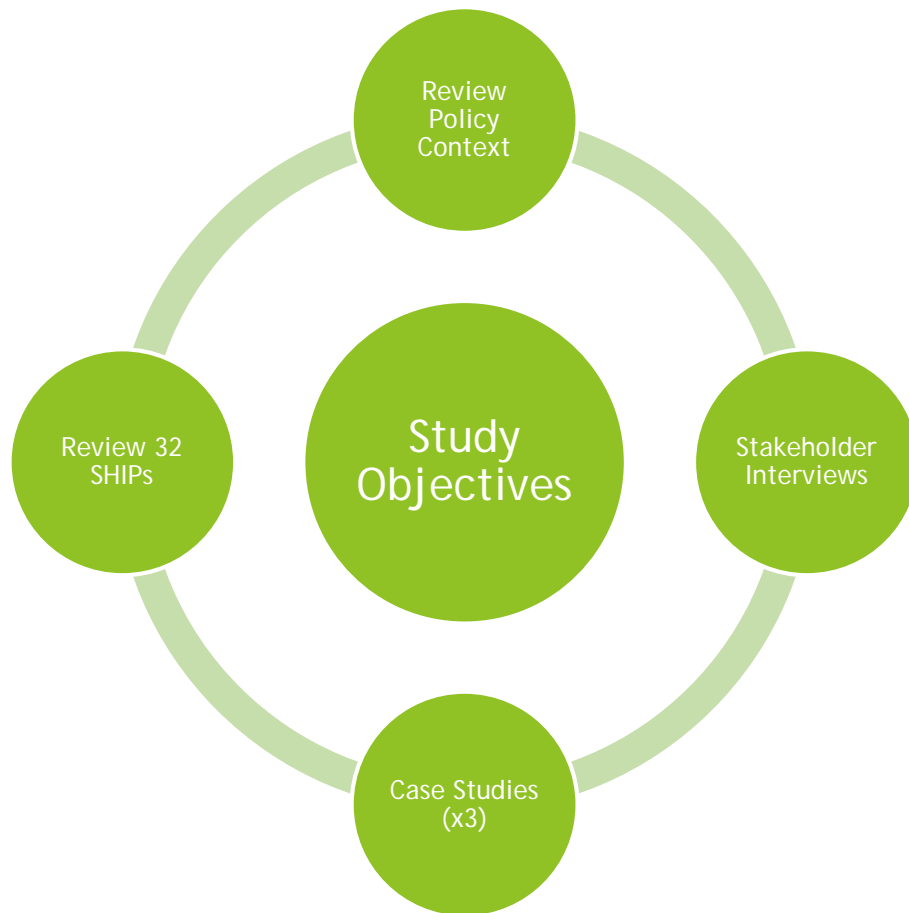
SFHA Conference, Wednesday 13th June
2018

Tony Donohoe

Presentation Structure

- ▶ Research Objectives & Study Approach
- ▶ Strategic Context and SHIP Process
- ▶ Review of SHIPs: Supply & Meeting Needs
- ▶ Review of SHIPs: Other findings
- ▶ Summary of evidence & recommendations
- ▶ Right Homes, Right Places & discussion points

Study Objectives & Method



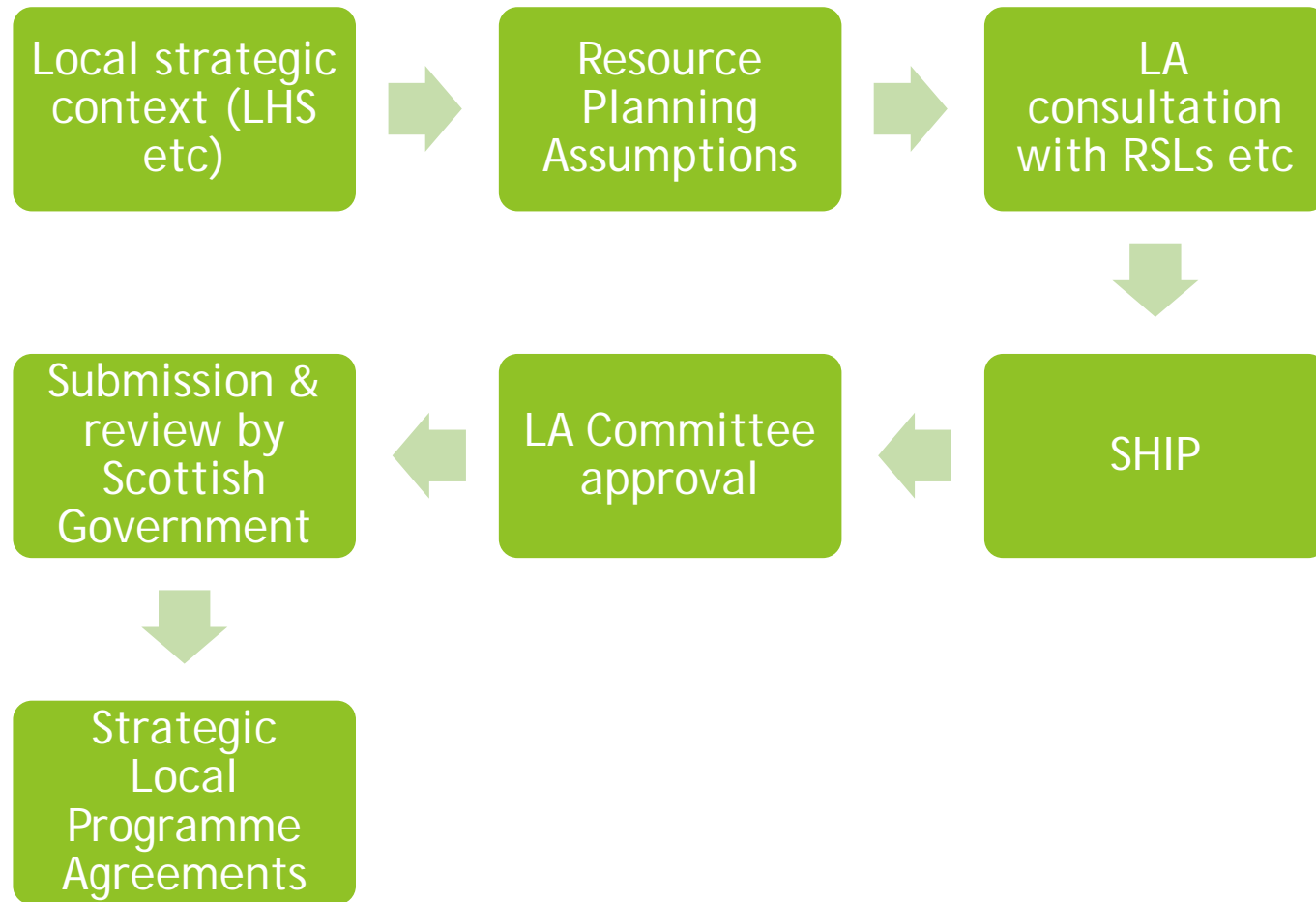
- ▶ Ambition of the target, practicalities of delivery and how articulated in SHIPs
- ▶ Provide as clear picture as evidence permits of planned affordable housing activity to 2021-22
- ▶ Explore the importance of locally identified housing need and policy priorities in provision relative to operational factors such as land supply
- ▶ Clarify the indicative Resource Planning Assumptions (RPA) process and how it fits with the national affordable housing target
- ▶ Advise on what steps might be taken to improve the monitoring of the delivery of new affordable
- ▶ June - December 2017 (Report Published February 2018)

Affordable Housing Supply - Strategic Context

- ▶ Scottish Government 50,000 affordable homes target with £3bn funding (by 2021)
- ▶ 35,000 social rented & 15,000 'other affordable'
- ▶ Affordable Housing Supply Programme (Resource Planning Assumptions)
- ▶ SHIPs part of local strategic planning process
- ▶ Partnership delivery framework (Council, RSLs & private sector)
- ▶ 2010-16 just under 48,000 affordable homes built



Basic SHIP Process



Review of SHIPs: Some Supply figures

Over 55,500 homes could be delivered (5yr period)



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graph TD; A[Over 55,500 homes could be delivered (5yr period)] --> B[Up to 2020 (3yr period) 28,271 new starts]; B --> C[78% social rented, 15% MMR & 4% LCHO]; C --> D[96% of planned homes are new build]; D --> E[66% of planned delivery by RSLs & 23% Council];
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Up to 2020 (3yr period) 28,271 new starts

78% social rented, 15% MMR & 4% LCHO

96% of planned homes are new build

66% of planned delivery by RSLs & 23% Council

Review of SHIPs: Meeting Needs

70% of units to be 'greener' standard

'Greener' variations across areas though from 0% to 100%

12% to be 'specialist housing' but again varies - 0% to 46%

'specialist housing' provision mainly social rented and older people focus

SHIPs generally poorer on property type, size, location

32 SHIPs Review - Analysis

SHIP Research - Analytical Framework	SHIP Coverage	Works well
Partnership	Y	Y
Policy context & alignment	Y	Y
Balancing goals (i.e. supply, independent living)	Y	?
Planned activity (i.e. greener, specialist)	?	?
Project prioritisation process	?	?
Spatial sub-divisions (i.e. rural/urban balance)	?	?
Development mix (HA/LA, tenure mix)	Y	Y
Land supply & planning	Y	?
Resources & organisational capacity	Y	Y
Monitoring	Y	?

Review of SHIPs: Other Findings

- ▶ Partnership processes appear to work well in developing SHIP although perhaps some emerging challenges in bringing in 'new' partners to increase delivery capacity
- ▶ Housing Need and Demand Assessments less prominent for various reasons (out of date, under-estimate local needs, political priorities etc)
- ▶ In some cases the planned programme exceeds the identified affordable Housing Supply Target?
- ▶ SHIPs and current programme need to be interpreted in historical supply and strategic priority context
- ▶ Resource issues highlighted - i.e. Council borrowing capabilities, private finance availability for some RSLs, competing strategic priorities such as EESSH, wider risks to revenue stream

Review of SHIPs: Other Findings (case studies)

- ▶ Projects can change from that envisaged in initial SHIP reference
- ▶ Specialist provision planning can be lengthy - requires good local strategic planning structures, use of up to date needs assessments and consultation with service users
- ▶ Local planning policy can impact on processes i.e. site size influence over consultation/evidence requirements or specific policies on type of housing permitted
- ▶ Evidence of reliance on brownfield and demolition sites for land in some areas
- ▶ Delays in delivery mainly related to issues such as unforeseen land contamination, service connection issues or contractors going out of business emphasising risk management priorities

Summary of evidence

- ▶ SHIP process generally appears to work well although scope and content can vary
- ▶ SHIPs tend to support ambition of 50,000 target but optimistic - estimated that 45,000 - 49,800 could be delivered 2016-2021?
- ▶ Some issues though:
 - Capacity of local delivery framework (LAs, RSLs, Developers etc)
 - Articulation of resource obstacles at local level (finance, land, infrastructure, organisational)
 - Specialist Provision (planning, delivery and variations)
 - Greener Homes (variations)
 - Individual projects develop and change (units, sites etc.)
 - Lack of clarity on monitoring and wider strategic contribution

Recommendations

- ▶ Overall to capture consistent data on who benefits (needs being met etc.) from the AHSP programme at national and local level
- ▶ Improve monitoring of AHSP at national level (tenure/specialist/net additions to stock)
- ▶ Improve geo-coding of data entered onto new HARP system to improve potential spatial analysis (however completions stage most important for all monitoring)
- ▶ Review the Strategic Housing Investment Framework in changing policy context (i.e. health and social care)
- ▶ More transparency in RPA process i.e. brief summary of SHIF impact and how RPA arrived at
- ▶ Others such as funding of specialist housing, monitoring of 'buy backs' where tenure shift rather than new stock etc.

Right Homes, Right Places?

- ▶ SHIF, RPAs and resource distribution
- ▶ Local Housing Needs and Demand Assessments and different housing systems
- ▶ Variations in tenure balance, specialist and 'green' provision within SHIPs?
- ▶ SHIPs are plans - what is the reality?
- ▶ Monitoring and measuring progress - local and national dimension on outputs and outcomes?
- ▶ Scottish Government 2016/17 outturn report published in January 2018 - circa 7,000 'affordable' delivered
- ▶ Geographic dimension to delivery risks for programme - 3 LA areas account for 37% of starts in 2016/17 and 5 LA areas account for 54% of completions
- ▶ Increasingly opportunity led in order to deliver targets?



Points for discussion

- ▶ Any questions?
- ▶ Views on SHIP process?
- ▶ SHIP Building with the HARP system?
- ▶ Right homes right places?
- ▶ Deliverability of 50,000 target?
- ▶ Challenges for RSLs?