

North Ayrshire Council



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

**Strategic Housing Investment Plan
2025 to 2030**

Contents

Contents.....	2
Introduction.....	4
Strategic Policy Context.....	5
Equalities	6
Childrens rights and wellbeing	7
Environment.....	7
Collaboration.....	7
Investment Priorities	9
More homes at the heart of great places	9
Affordability and choice.....	12
Affordable warmth and zero emissions	21
Improving the quality of our homes	23
Prioritising projects	26
SHIP funding streams.....	27
Affordable housing supply programmes.....	27
Reserves and balances	27
Borrowing.....	27

Affordable housing policy developer contribution.....	28
Other funding sources.....	28
Council tax on second and empty homes	28
Planning and other regulatory matters	29
Delivery risks	Error! Bookmark not defined.
Amendments or additions to the plan	30
Development projects.....	30
Irvine & Kilwinning	31
Three Towns	32
North Coast.....	33
Garnock Valley.....	33
Arran	34
Progress update	35

Introduction

The Strategic Housing Investment Plan 2025 to 2030 sets out the priorities for affordable housing investment in North Ayrshire over the next five years and outlines how the Council and its partners will deliver these priorities. The focus of the plan is to support the Scottish Government's Affordable Housing Supply Programme (AHSP) to deliver affordable housing in North Ayrshire.

The provision of new build housing has many benefits, including, helping to regenerate the area, providing sustainable housing solutions which help to address fuel poverty and support educational attainment, and supporting the ageing population and people with accessible housing and particular needs to live more independently.

The Council and its registered social landlord partners have experienced significant affordability challenges and pressures. The rate of inflation, cost of borrowing, and rising material costs have significantly impacted upon construction costs and project viability. The recent reductions to the Affordable Housing Supply Programme has further compounded these issues and meant that some schemes have had to be removed from the programme, with other sites moved to a shadow programme to manage priorities within the currently anticipated grant funding envelope.

Increasing standards and emerging legislation also impact upon project costs and timelines as options appraisals and financial modelling are required prior to implementation. For example, the cost to tenants and future maintenance and replacement costs of zero direct emissions systems had to be reviewed with solutions considered on a site-by-site basis to ensure that they were affordable to install and for tenants to utilise. The Council's standard house types had to be revised to accommodate new equipment to support the heating systems. Further implications are likely to be experienced as Housing for Varying Needs and Building Standards are revised to enhance accessibility and adaptability of housing stock. These changes are likely to impact upon the Council's standard house types and construction costs.

Development is not the only policy intervention being explored by the Council. It would be very difficult for the Council and its partners to meet housing need only through investment in new homes. Work to maintain and improve the condition of existing social housing stock, provide aids and adaptations and improve the private rented sector are all intended to address the housing needs of the local population.

The Council and developing registered social landlord partners with stock in North Ayrshire all have buyback programmes within the plan to increase affordable housing in the area and contribute to wider regeneration and estate management.



Strategic Policy Context

[Housing to 2040](#), Scotland's first 20-year housing strategy, was announced in March 2021. The strategy committed to providing around £16bn of investment to support the delivery of 100,000 new homes by 2032, with at least 70% for social rent. The Scottish Government's Affordable Housing Supply Programme comprises a range of funding mechanisms to enable affordable housing providers to deliver homes in communities across Scotland to support local authorities' Local Housing Strategies. The Scottish Government allocated Resource Planning Assumptions for the full five-year period of the current parliament to deliver the ambitious affordable homes target set out in Housing to 2040.

In May 2024, the Council was advised of reductions to the previously committed Resource Planning Assumptions which has had implications particularly for larger projects which require an up-front funding commitment. The impact of the funding reduction has been considered through the preparation of the Strategic Housing Investment Plan 2025 to 2030.

The Council's Cabinet approved the latest [Local Housing Strategy 2023 to 28](#) on 13 June 2023. The Local Housing Strategy sets out the Council's ambition:

'We want all our people to live in the right homes, in great places, with access to any support services they need.'

The strategy mirrors the format of Housing to 2040 and sets out four overarching outcomes which align to the four key strategies in Housing to 2040 as detailed below.

Housing to 2040	more homes at the heart of great places	affordability and choice	affordable warmth and zero emissions homes	Improving the quality of all homes
Local Housing Strategy Outcome	our places support thriving and inclusive communities	our people should have affordable homes in the place they choose to live.	our homes are energy efficient and release less emissions	our homes are in good condition and people can access any support services they need

The Strategic Housing Investment Plan is an extension of, and aligns to, the [Local Housing Strategy](#). In preparing the plan, the Council has referred to the outcomes identified in the [Local Housing Strategy](#), which support the objectives of the [Council Plan](#).

The Strategic Housing Investment Plan also aligns with the Council's [Community Wealth Building Strategy](#), which sets out how the Council, in conjunction with communities and businesses, will build a strong local economy and address wealth inequality by supporting fair work, encouraging local spend, and using the land and property we own.

Equalities

Figure 1: Council Plan priorities



In line with the [Council Plan](#), fairness and equity is core to the Strategic Housing Investment Plan. It strives for a North Ayrshire where everyone has the same life chances to grow, prosper and have fulfilling and healthy lives. The Council Plan priorities are detailed in figure 1 which are 'to achieve net-zero by 2030', 'a Community Wealth Building Council that is efficient and accessible, maximizing investment and focusing resources towards our priorities', 'to transition to a wellbeing economy, delivering prosperity, wellbeing and resilience for local people' and 'we will have active, inclusive and resilient communities'. An Equality Impact Assessment has been undertaken for the Strategic Housing Investment Plan. It found that there are no negative or discriminatory effects on any equality groups.

The provision of new social housing will have a positive impact on those who require specialist accommodation, older people, those who are homeless, or at risk of homelessness, and those for whom purchasing a home is not an affordable option. The benefits of new build housing in relation to health, wellbeing and educational attainment, are well documented. Public Health Scotland's [Healthy housing for Scotland report](#) recognises that adequate housing which is safe, accessible, available, appropriate and high quality is key to us achieving the highest attainable standard of health.

Childrens rights and wellbeing

The North Ayrshire Child Poverty Action Plan 2023 notes that North Ayrshire has the second highest level of child poverty of any area in Scotland. Access to good quality and affordable housing is a key asset in addressing child poverty, and poverty overall. Research undertaken by Shelter suggests children can benefit from improved cognitive development and a reduction in behavioural issues through living in a more attractive, warmer, and better ventilated environment. All new build Council family homes have study space and private gardens.

Environment

A Strategic Environmental Assessment pre-screening questionnaire undertaken confirmed that there would be no likely significant adverse environmental effects from the activities set out within the [Local Housing Strategy](#) (which are not already subject to Strategic Environmental Assessment elsewhere), and for this reason a full strategic environmental assessment was not required. The likely environmental impact of development proposals (both positive and adverse) are scoped within the Strategic Environmental Assessment for the [North Ayrshire Local Development Plan](#).

Collaboration

As the strategic housing authority, the Council is committed to supporting partners to deliver affordable housing development within North Ayrshire. The Council adopts a collaborative approach in the preparation of the Strategic Housing Investment Plan. The key stakeholders listed below have influenced the final programme.





Local registered social landlord partners, including ANCHO, Cairn, Cunninghame Housing Association, Link Group Ltd, Riverside Scotland and Trust Housing Association



North Ayrshire Council services, including Economic Growth, Education, Finance, Housing, Planning, Property Management and Investment, Active Travel and Transport, Roads, and the Health and Social Care Partnership



The Scottish Government

The Council and its partners engage with communities when developing new build sites in the Strategic Housing Investment Plan. For Council projects, local residents are invited to review and comment upon the draft plans for the site. Thereafter the final plans are presented to the community and local residents are also invited to 'Meet the Builder' when a contractor has been appointed. Following the completion of each new site, design teams assess each project's success in delivering places people can be proud of, as part of the 'lessons learned' review.

Developing the Strategic Housing Investment Plan

The priorities set out within the Strategic Housing Investment Plan were developed with partners and the local community through the preparation of the [Local Housing Strategy](#).

Due to the current affordability challenges, the Council did not invite new site nominations for the plan from its registered social landlord partners. Instead, the Council met with each developing RSL to discuss the progress towards the current programme and future development plans. All existing developments were considered on their individual merits, with reference to the development priorities set out within the [Local Housing Strategy](#), deliverability, and any known constraints. Thereafter, the Council discussed the revised plan with partners. The Council will continue to monitor the development programme and new opportunities at quarterly meetings with developing landlords and the Scottish Government.

Council Officers monitor the impact of the new build programme on education facilities and other services through the monthly Strategic Housing Investment Plan project board. If any project becomes delayed or non-viable, the Council will work with registered social landlord partners and the Scottish Government to ensure that new homes are delivered by accelerating other projects within the plan.

Continual improvement

The Council regularly meets the Scottish Government and partner landlords to review the progress of the Strategic Housing Investment Plan and share good practice. The Council holds 'lessons learned' meetings and undertakes tenant satisfaction surveys for each site.

Investment Priorities

The [Local Housing Strategy](#) notes that the Strategic Housing Investment Plan will be reviewed annually to establish affordable housing investment priorities for the Council and its partners which seek to address the key priorities established within the [Local Housing Strategy](#), set out below.

More homes at the heart of great places

The places we live have a significant impact on wellbeing. High quality places are safe, provide access to services and can help to reduce isolation and enhance communities. Place making principles form the foundation of project development, informing site selection (where appropriate) and the design process.

North Ayrshire has a diverse housing market comprising rural, urban and island communities. The Council has established six localities:



Community Wealth Building & Fair Work First

The Council's [Community Wealth Building](#) Strategy introduced a new model to develop resilient, inclusive local economies, with more local employment and a larger and more diverse business base, ensuring that wealth is locally owned and benefits local people. Through the Strategic Housing Investment Plan, contractors are expected to participate in the Council (or partners') Community Benefits scheme, providing apprenticeships to young people, skilling up the local workforce and supporting economic growth. Homes for Scotland suggests there are 4.1 jobs created for every new home constructed. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Development to support local construction and supply chain companies to bid for this work, can secure many of these jobs for local people.

The Council's housebuilding programme can support the Council's ambitions to encourage more young people into training and employment. The North Ayrshire Local Employability Partnership Delivery Plan 2022 – 2026 sets out the intentions to help people of all ages to gain skills for employment. It will prepare people for employment, training, education and/ or volunteering, with the aim of increasing qualification levels and job prospects as well as reducing unemployment. Developing the Young Workforce have launched an online Skills Academy to support school leavers and job seekers.

The Council's Fair Work First Statement sets out the commitment to ensuring that fair working practices are in place to support 'Fair Work First'.

20-minute neighbourhoods

The provision of housing within 20-minute neighbourhoods allows people to meet their needs locally and encourages active transport. The goal is to support a better quality of life in places, whilst making towns and villages more resilient. The Strategic Housing Investment Plan will prioritise new social housing developments which support the principles of 20-minute neighbourhoods, where feasible.

Regeneration and town centres

Public sector investment can have a transformational impact for communities, and there are cumulative benefits through considering how this can be coordinated with developing partners and the private sector. The Council explores site and area specific opportunities with partners to secure maximum regeneration benefits. This supports the ambitions of the Council's Regeneration Delivery Plan to drive forward place-based development on strategic regeneration sites, including town centres.

Town centre regeneration is a primary focus of the Strategic Housing Investment Plan, with several projects completed to date within, or near, town centres. The plan supports major housing led regeneration in North Ayrshire, an example being provision for the replacement of the 275 homes in the Fullarton tower blocks which have been demolished in Irvine. Regeneration often results in higher development costs as sites require demolition, refurbishment or have significant constraints/ abnormal costs. An example of this would be that the King's Arms in Irvine Town Centre is being redeveloped to provide six amenity flats.

The Strategic Housing Investment Plan also includes the provision of funding for 242 units to assist the delivery of Housing's Estate Based Regeneration Programme. This investment aims to provide new homes to replace any stock which requires to be demolished or reconfigured as part of the Estate Based Regeneration Programme.

Island communities

The Council is committed to supporting island communities. General needs houses, amenity bungalows and homes for wheelchair users were provided on the Isle of Cumbrae during summer 2021 (18 homes) and at Brathwic Terrace on the Isle of Arran during summer 2022 (34 homes). A 'Local Lettings Initiative' was introduced for Arran prior to the allocation of the new Council homes.



The King's Arms in Irvine town centre is being redeveloped to provide six amenity flats

The Local Lettings Initiative gives additional priority to island residents and key workers. Arran Development Trust has secured funding from the Rural and Island Housing Fund to deliver 18 new affordable homes in Lamlash and Trust Housing Association is currently developing proposals for a further 26 new homes in Brodick.

The Council has established the Arran Housing Task Force to quantify demand for affordable housing on Arran and identify issues that may be limiting economic growth. A quantitative study has been undertaken to determine affordable housing demand on the island, recognising the assessed housing demand information from the North Ayrshire Housing Register and community feedback. The study is awaiting formal sign off by the Taskforce and will be published thereafter. An action plan has been developed and three subgroups have been formed (funding, supply and research) to address the report findings. The task force membership includes the Scottish Government, Highlands and Islands Enterprise, local community groups and Arran registered social landlords.



A post has been funded for the Council's Housing Strategy Team from the income from the reduction in discount for empty and second homes Council Tax in North Ayrshire from April 2024 to support the work of the Arran Housing Task Force and the delivery of the group action plan.

The [Local Housing Strategy](#) recognises that it is more expensive to build new homes on islands, compared to the mainland. Higher living, transport, infrastructure, and fuel costs alongside limited on-island construction companies are identified as contributing factors to this issue. These issues are being explored as part of the [Community Wealth Building](#) ambitions and [Local Island Plans](#).

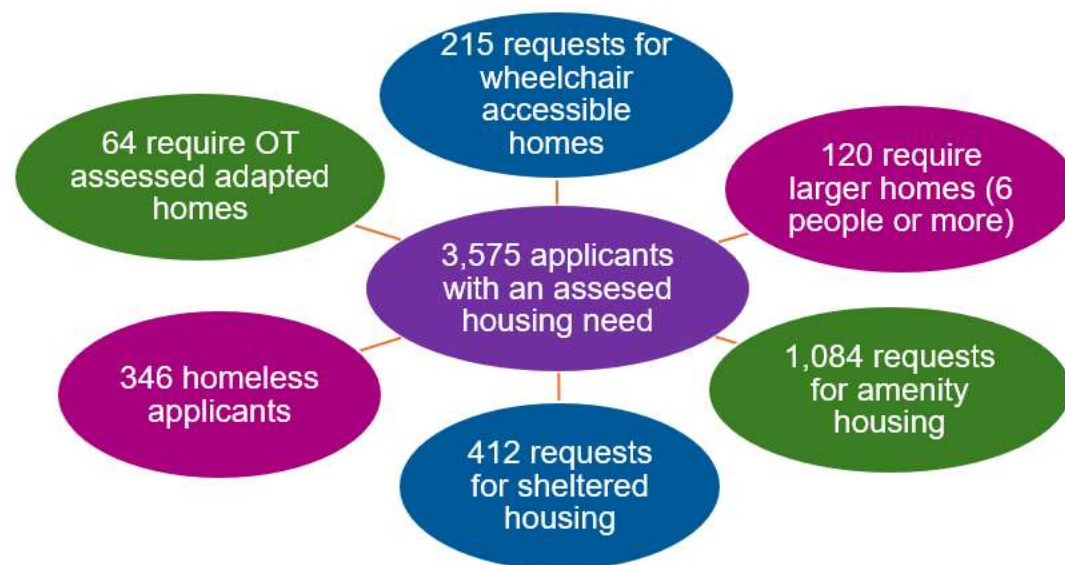
Green space

Research shows that where people have access to good quality outdoor green space, there is a corresponding positive and lasting impact on public health. The Strategic Housing Investment Plan will prioritise new social housing developments which include the provision of outdoor green space for residents.

Affordability and choice

Housing demand

Figure 1: Applicant Needs (Source: Housing Register June 2024)



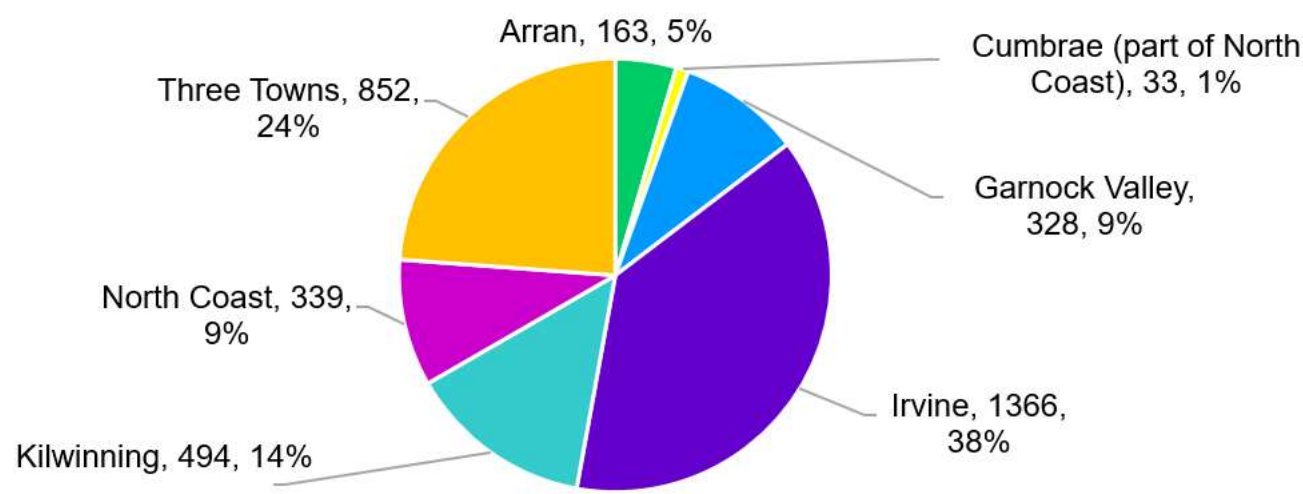
The Local Housing Strategy has set a target of 1,625 new social housing units and a private rented sector target of 1,300 new units. There were 6,349 applicants on the North Ayrshire Housing Register on 6 June 2024, of these, 3,575 applicants had an assessed housing need. When transfer applicants are deducted 3,022 applicants remain (transfer applicants leave an existing social tenancy behind for reallocation when they are rehoused). Figure 2 details housing register applicant needs. Please note that the numbers are not mutually exclusive, for example, applicants can request both amenity and sheltered homes.

Location

There is no limit to the number of letting areas applicants can select when making a housing application and demand has therefore been assessed proportionately in Figure 3 to reduce double counting. It is important to note that individual housing allocations can impact upon demand within areas. For example, if an applicant housed in the Three Towns also had Arran as an area of preference this would reduce demand for housing in Arran.

Three Towns, Irvine and Kilwinning are the most pressured localities. Further analysis is required to determine housing pressures within the Arran and Cumbrae localities as the proportionate analysis is not effective in determining pressure within smaller localities.

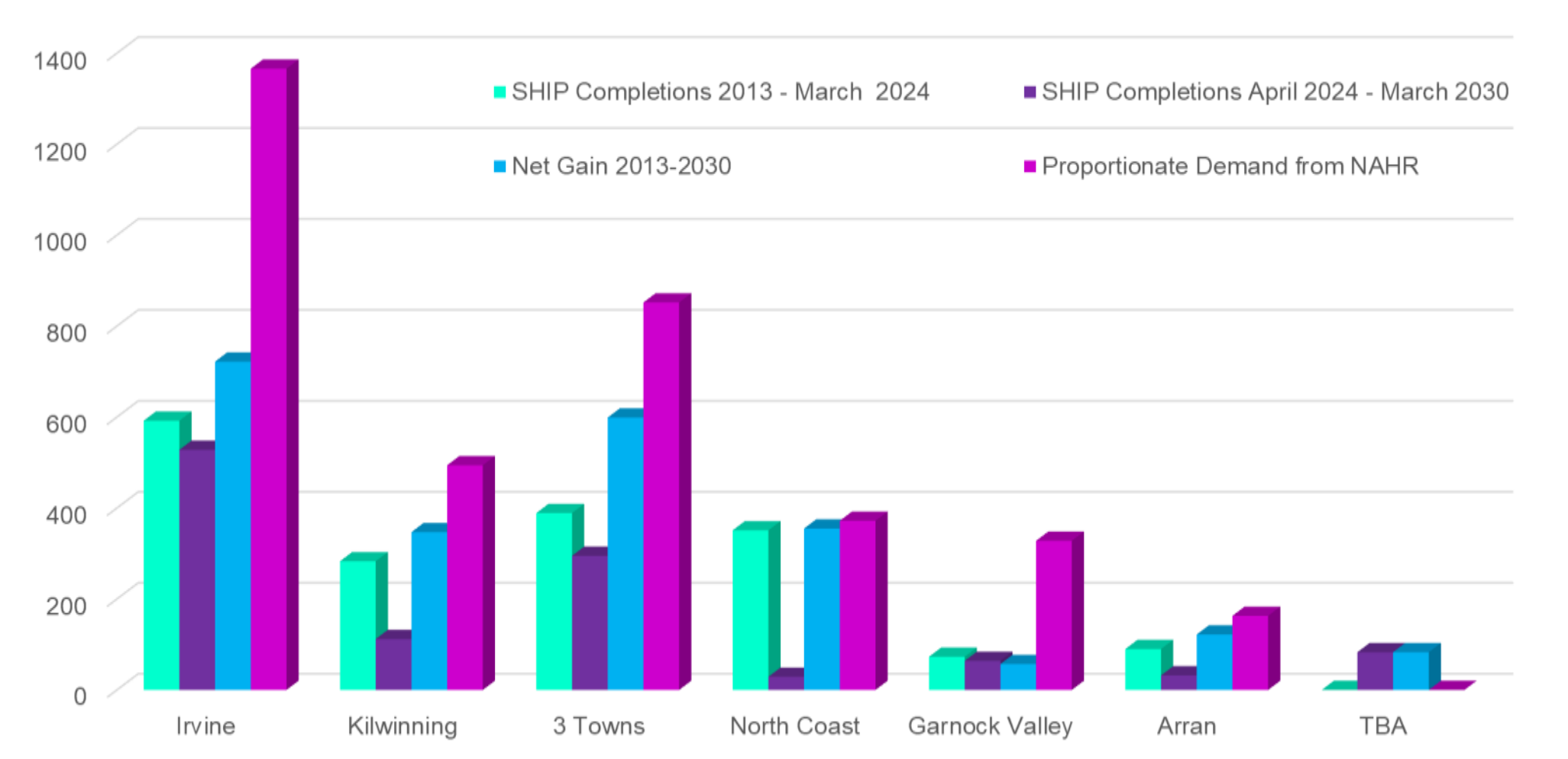
Figure 3: Proportionate demand for social housing by locality (Source: North Ayrshire Housing Register, June 2024)



This work is ongoing for Arran through the Arran Housing Task Force, previously referenced in the ‘Island communities’ section of this document. The demand for further new build development on Cumbrae will be considered annually as part of the review of the Strategic Housing Investment Plan.

The total number of homes which will be developed over the lifetime of the Strategic Housing Investment Plan have been plotted by locality in figure 3. These new supply figures illustrate the aspiration to plan for a growing population, and to seek continued investment in housing stock to improve overall stock condition. They have been plotted alongside the net gain for the same period, proportionate demand from the housing register as at June 2024 and historic new build completions from April 2013 to March 2024.

Figure 4: Completions, net gain, proportionate demand, and historic completions



The 'net gain' column indicates the additional homes available per locality following completion of the developments, minus the strategic demolitions set out in the Strategic Housing Investment Plan.

Size

Applicant house size requirements are determined by the strategic bedroom need which is the minimum number of bedrooms required based on household composition. The proportion of homes by bedroom size is noted by locality in Table 1 based on proportionate demand.

Table 1: Proportionate housing demand by strategic bedroom need and locality (Source: North Ayrshire Housing Register, June 2024)

Number of Beds	Arran	Garnock Valley	Irvine	Kilwinning	North Coast	Three Towns	North Ayrshire
1	65%	57%	58%	56%	65%	60%	59%
2	13%	14%	15%	14%	12%	15%	14%
3	14%	18%	14%	16%	14%	13%	15%
4+	8%	11%	13%	14%	9%	12%	12%

Analysis of the North Ayrshire Housing Register identifies demand trends for properties. House size has been identified by considering the minimum accommodation size suitable for the household; this is referred to as the 'strategic bedroom need'.

The strategic bedroom need is used for planning purposes only. Generally, one-bedroom homes are found to be of lower demand. Two-bedroom homes are a more popular option for smaller households and are more flexible in meeting households' future needs. An additional bedroom can also provide study space, or space for home working.

An indicative size mix (table 2) for developments across North Ayrshire has been prepared by uplifting the two-bedroom provision and reducing the one-bedroom, thus meeting tenant aspirations and providing flexibility in terms of property sizes as households change composition over time.

Table 2: Altered demand by bedroom size (reflecting aspiration) and locality

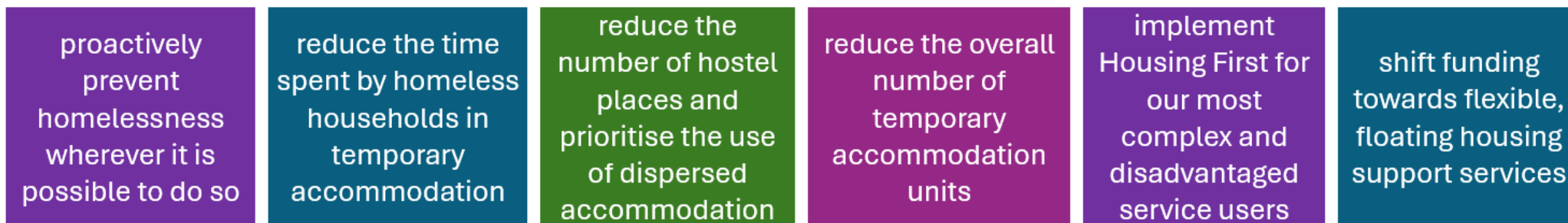
Number of Beds	Arran	Garnock Valley	Irvine	Kilwinning	North Coast	Three Towns	North Ayrshire
1	13%	14%	15%	14%	12%	15%	14%
2	65%	57%	58%	56%	65%	60%	59%
3	14%	18%	14%	16%	14%	13%	15%
4+	8%	11%	13%	14%	9%	12%	12%

This mix is intended as a guide only; each project will be considered on a site-by-site basis by the developing organisation, before being approved by the Council.

The Council currently has plans to build four, five and six-bedroom homes for larger families within its development programme. The need for further housing for larger families will be considered on a site-by-site basis as the housing mix is agreed for emerging projects.

Homelessness

North Ayrshire Council's Rapid Rehousing Transition Plan was approved in 2019 and sets out how the Council and its partners will work together to implement a housing led approach to meeting the needs of homeless households. Where it is not possible to prevent homelessness, the priority is to secure a settled housing option for every homeless household as quickly as possible. The plan aligns with the housing supply priorities set out within the Strategic Housing Investment Plan. The Rapid Rehousing Transition Plan priorities are to:



The provision of new affordable housing which meets housing applicants needs and aspirations through the Strategic Housing Investment Plan will continue to support the delivery of the Rapid Rehousing Transition Plan. The Council and its partners have also established the North Ayrshire Homelessness Taskforce to review homelessness risk factors and inform homelessness prevention work. The groups findings will inform the new North Ayrshire Homelessness Strategy which is being developed to align to the homelessness prevention duties set out within the proposed Housing (Scotland) Bill 2024.

Gypsy/ travellers

The Council has not identified any additional demand issues in relation to accommodation for gypsy/ travellers. The Council has reviewed the condition of the permanent site at Redburn Grove, Irvine in consultation with residents to identify any future maintenance and investment works. An options appraisal is underway to develop plans and a business case for site improvements. The Council will make an application to the Scottish Government to seek funding for any necessary renovation or improvements when this is complete.

Housing for key workers

The Council will work with its partners to make bids to the Scottish Governments five year £25m Rural Key Workers Housing Fund for appropriate projects to provide affordable housing for key workers in rural areas. Trust Housing Association has already made a successful bid to the fund, to acquire homes for key workers on Arran. The Arran Housing Task Force will continue to work collaboratively to identify and discuss potential opportunities to utilise the fund.

Ensuring best value

As part of the tendering process, the Council prepares minimum specifications for materials utilised in the new build developments to ensure that they align to current lifecycle replacement and maintenance programmes. A suite of standard house types has also been developed to further assist with maintenance programmes and reduce project design costs.



Standard house type: 3-bedroom ground floor living for wheelchair users

The Council is committed to making efficiency savings through strategic procurement arrangements in the delivery of the new build affordable housing programme, to ensure value for money for tenants. Several Strategic Housing Investment Plan projects have been procured through Hub South-West, as part of a procurement strategy to achieve cost and time savings through economies of scale.

The Council has also, with ten local authority partners, worked with Scotland Excel to develop a New Build Residential Construction Framework Agreement available for use by all Scottish local authorities and registered social landlords.

The Council has been utilising off site construction following a successful pilot scheme at Ardrossan Road, Seamill. During 2023, six new amenity bungalows were developed in Stevenston town centre. A further 14 homes are expected to be delivered by early 2025 at Laburnum Avenue in Beith and Newhouse Drive in Kilbirnie. The construction method results in less waste and has sustainability benefits. It also reduced the construction time on site, and in turn, reduced disruption for local residents and businesses from site traffic and works.

Figure 5: Afton Court development of six amenity bungalows utilising off site construction in Stevenston town centre



Rent levels and affordability

The Scottish Housing Regulator expects social landlords to be able to demonstrate affordability and engage meaningfully with tenants on rent increases. Increasing costs and inflation mean that retaining affordable rent levels is a significant challenge for the Council and its partners.

The Council is committed to working with its partners to find sustainable routes out of poverty for children and their families. The [Council Plan 2023 to 28](#), has addressing inequalities at its core, and aims for “a North Ayrshire that is fair for all”. Budget decisions directly align to Council Plan priorities. The most recent [Year End Progress Reports for 2023 to 24](#) demonstrate the impact of the action taken across services and with partners to address inequalities and inequity in North Ayrshire.

In August 2024, the Council’s Cabinet approved the publication of the [Child Poverty Action Plan Report 2023 to 24](#), which shows progress against the Child Poverty Action Plan 2023 to 26, aligned to Scotland’s Child Poverty Plan “Bright Start, Better Futures 2022 to 26”. The progress report highlights action that has been taken throughout 2023 and 2024, based on the three key drivers of child poverty - income from employment, income from social security and the cost of living. This action has been informed by consultation with residents and their community groups, ensuring real lived experience informs the approach. The Council is continuing to align delivery to target the six priority families as outlined in the national plan.

Empty homes and second home buy backs

Empty homes are detrimental to the local environment, often the target of antisocial behaviour, and are more likely to fall into disrepair. The Council and its partners recognise that bringing former social housing stock into ownership can assist with housing management and maintenance issues and increase housing available through the North Ayrshire Housing Register.

All developing registered social landlord partners with stock in North Ayrshire now have provision for buyback programmes within the Strategic Housing Investment Plan.

The Council has acquired four empty homes over the past four financial years which have been brought back into use as Council stock. Table 3 details the number of empty homes brought back into use in North Ayrshire from April 2020 until March 2024, all of these homes were subject to the Council Tax levy (this is where the Council currently focuses empty homes resources).

A post has been funded for the Council's [Private Sector Advice Team](#) from the reduction in discount for empty and second homes Council Tax in North Ayrshire since April 2022 to focus on bringing empty homes back into use.



Before and after photo of an empty home brought back into use

Table 3: Empty homes brought into use per annum between April 2020 to March 2024

Duration empty	Under 6 months	6 to 12 months	1 to 2 years	2 to 5 years	5 to 10 years	10+ years	Total
2020 to 2021	35	61	15	10	0	0	121
2021 to 2022	18	71	136	109	0	0	334
2022 to 2023	23	3	31	64	2	0	123
2023 to 2024	259	66	5	39	9	0	378

Private sector support

The Council's [Private Sector Advice Team](#) provide advice on private sector housing issues in North Ayrshire. The service is part of the revised [Scheme of Assistance 2019](#) which introduced a range of new measures to improve private sector housing condition, including:



A 'pre-tenancy support service' for landlords to aid the prevention of future property condition issues.



A 'missing shares scheme' to remove barriers where a property owner refuses to meet their common repair obligations.



Use of the Council's powers for Compulsory Purchase Orders (CPOs) where appropriate to acquire empty properties in poor condition, bringing them back into mainstream housing stock.



An [Empty Homes Loan Fund](#) to assist property owners to bring properties back into effective use.

Second homes

The Council's [Local Housing Strategy](#) notes that there are 1,500 second homes in the area, almost all of which are located on the islands. On Arran, 25% of privately owned houses are second homes; on Cumbrae this rises to 43%. This reduces the number of homes available for local people, and in turn pushes up house prices and private rent charges.

The Council is currently undertaking a community consultation on proposals to implement an additional Council Tax levy on second homes from 1 April 2025.

Alternative models of affordable housing delivery

The Council and our partner registered social landlords will continue to review alternative housing models which could be utilised to increase affordable housing supply during the lifetime of the Strategic Housing Investment Plan.

Affordable warmth and zero emissions

Sustainability

The Council's [Sustainable North Ayrshire Strategy 2024 to 2027](#) includes actions to achieve net-zero carbon emissions by 2030. New housing has a key role to play in carbon reduction, climate change mitigation, and alleviation of fuel poverty.

The Council and its partners will continue to consider innovative and sustainable approaches to heat and power, such as low carbon heat, solar photovoltaic panels and smart technologies. The Council will ensure that all new build housing utilises Net Zero Direct Emissions heating systems in accordance with building standards. In advance of the new regulations the Council installed three biomass district heating schemes in Stevenston, Dalry and Largs. A bespoke energy strategy has been created for each emerging new housing development to ensure that the heating options for the sites are both energy efficient and affordable for tenants.

The Council recognises that a 'fabric first' approach to sustainability can provide benefits to tenants, in terms of reducing heating costs. It also benefits the environment as all homes are designed to minimise heat loss.

The Council completed two '[sustainable demonstrator homes](#)' within Dickson Drive, Irvine in 2020 to highlight best practice in design and innovation, ensuring benefits from sustainable technologies are maximised.

Also, in recognition of the safety benefits of sprinkler systems, the Council installed sprinklers in all new build housing proposals which reached technical design stage after October 2019, prior to the introduction of Building Standards legislation in March 2021.



Dickson Drive, Irvine

Secure by design

Successful design can contribute to community stability and promote feelings of safety and inclusion. All Council developments are planned utilising 'secure by design' principles.

Active Travel

Access to safe walking networks, cycle pathways and public transport connects communities to local amenities and services. In turn, these can result in direct health benefits, through increased physical activity and reduced air pollution. They can also lead to indirect health benefits by providing improved access to opportunities for employment, leisure, and healthcare services.

The sustainable travel hierarchy, illustrated in figure 6 below, sets out the transport priorities for sustainable transport in development. Walking and wheeling, cycling, public transport, taxis and shared transport, private car.



Improving the quality of our homes

Over 40% of the stock developed by the Council and its partners since April 2013 has addressed particular housing needs, demonstrating the commitment to supporting tenants to live independently. The cost of particular needs housing is often more expensive than general needs housing, for example, housing for wheelchair users has a larger ground floor footprint, increasing construction costs and reducing economies of scale as site densities are reduced. Similarly, supported accommodation and sheltered housing require communal space which also increases costs.

Wheelchair accessible accommodation

All amenity and sheltered housing in North Ayrshire should be built to an ambulant housing standard as a minimum. To ensure need is met now and in the future, the new [Local Housing Strategy](#) increased the target to ensure at least 10% of all tenure new build stock is suitable for wheelchair users (increased from 7% in the previous strategy). In recognition of the benefits of providing adaptable housing, and to address demand from the North Ayrshire Housing Register, the Council and registered social landlord partners developed 189 (11% of new supply) new build homes suitable for wheelchair users since April 2013. The Strategic Housing Investment Plan 2025 – 2030 estimates the delivery of a further 160 (14% of new supply) homes suitable for wheelchair users.

In addition, a set of standard house types for Council developments were designed in partnership with Housing Services Occupational Therapists which are of an accessible design to make best use of assets and adapt to tenants' changing mobility needs.

In preparing North Ayrshire's third Local Development Plan, the Council will further consider the housing needs of older people and disabled people in the area and the establishment of an appropriate target for the delivery of accessible or adaptable homes, including wheelchair housing and intergenerational homes within the private sector, to support independent living particularly although not exclusively among older or disabled people.

The Government has committed to a new 'Scottish Accessible Homes Standard' which will be part of national building standards by 2025 to 26, and in turn increase the provision of accessible homes in the private sector. The accessible standard will see accessibility designed and built into all new homes, increasing the housing choices for people with disabilities and reducing the need for expensive retrofitting as people age or their needs change.

Occasionally it may be necessary to build larger specialist housing to meet the specific needs of individual households. Where this is provided by a registered social landlord, the Council will approve the proposals before a planning application is submitted.



Supported accommodation

Officers within the Place Directorate and the Health and Social Care Partnership developed a new supported accommodation housing model which has been implemented at sites across North Ayrshire.

The focus is on maximising independence for adults within a homely setting, who require a higher level of support, and who are living with learning disabilities, or mental illnesses (all ages), or who are under 65 years and have physical disabilities. The new supported accommodation model can:

prevent demand
for additional
services

support a more
independent
lifestyle for service
users

integrate residents
into community
life

use technological
advances to
support care
provision

provide care and
support in a
homely setting

provide a base for
effective care
provision

The Strategic Housing Investment Plan has supported the Health and Social Care Partnership to meet specialist housing need through four dedicated supported accommodation projects which have provided 62 (4% of new supply) new homes across North Ayrshire.



Housing for older people

The [Local Housing Strategy](#) recognises that the proportion of older people in North Ayrshire is higher than that of Scotland as a whole (23% compared to 19%). It further predicts that by 2043 the over 75 age group will account for 28% of local people.

Recognising the need to develop housing solutions appropriate for the older population, the Council and its partners have delivered 334 (19% of new supply) amenity homes and 251 (14% of new supply) units of sheltered housing since April 2013. The Council ensures that its sheltered housing is developed utilising dementia friendly design principles. The Strategic Housing Investment Plan 2025 – 2030 estimates the delivery of a further 236 (21% of new supply) amenity homes.

Alongside the new build programme, the Council will continue to deliver its sheltered housing re-provisioning programme, which includes £38m investment in the refurbishment of sheltered housing units out with the Strategic Housing Investment Plan.



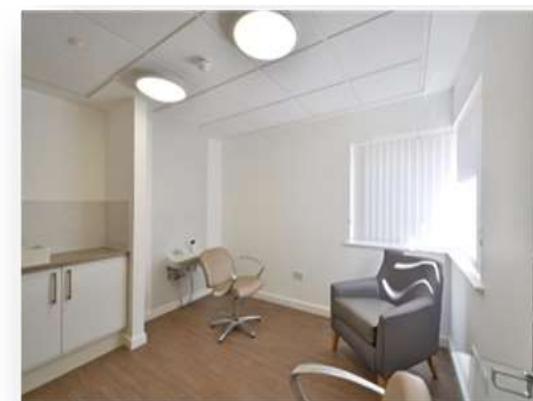
Extra care housing



Dementia Friendly Design



*Wet Floor Shower Rooms with
Contrasting Fittings as Standard*



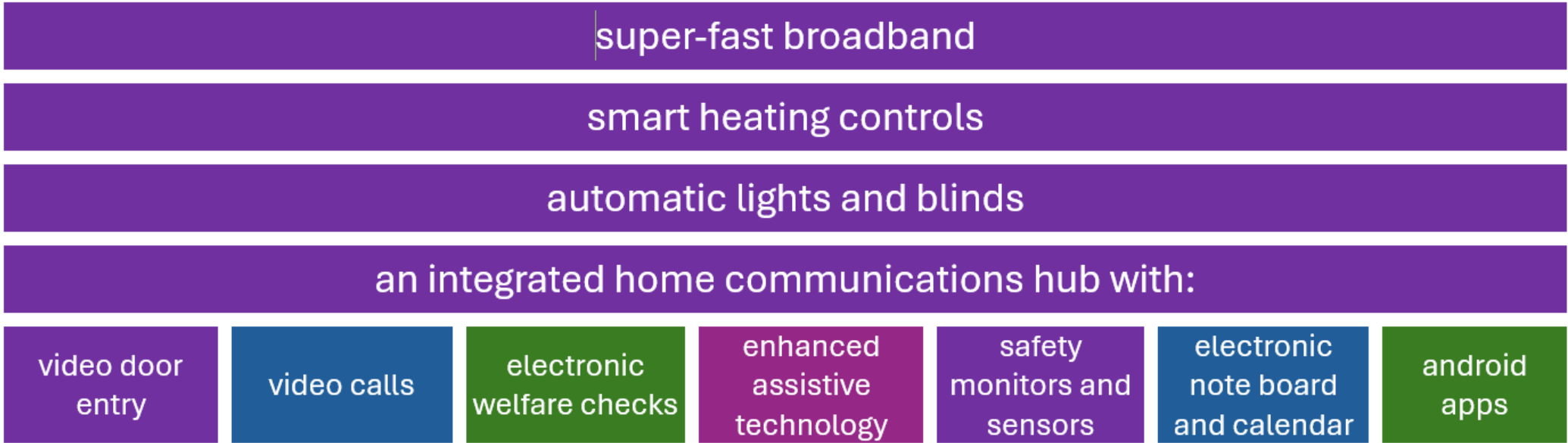
Visiting Service Rooms

Housing Services and the Health and Social Care Partnership worked together over the last few years to develop a model for Extra Care Sheltered Housing. The vision was to create safe, affordable homes for tenants who require additional support, with extra services to promote independent living, such as assistance with meals or welfare checks, to be available to tenants for an additional fee.

Following development of the outline model, demand analysis was undertaken by the Health and Social Care Partnership in 2021 alongside engagement with other areas in Scotland where similar housing models operate. At that time, it was determined as an outcome of the analysis that there was not sufficient demand to integrate the extra care model into a new sheltered housing complex. The Council has, however, incorporated flexibility into some new build sheltered complexes to allow this model to be reconsidered in the future should the Health and Social Care Partnership choose to develop this further.

Assistive technology

The Flatt Road development in Largs provides an [exemplar for assistive technology](#) to promote independent living. Features that can be installed within the sheltered housing complex and supported accommodation, where required, to support tenants’ individual needs include:



Prioritising projects

All projects which meet the criteria outlined above will be ‘high priority’. In the case of developments by registered social landlords the housing mix and type for each individual development site and the proposed rent levels for the new homes should be formally agreed with the Council prior to the submission of a planning application.

Due to the funding reductions, existing projects have had to be prioritised based upon deliverability, strategic alignment, value for money, and their impact upon community regeneration in order to align with the grant funding envelope currently available. Projects which cannot be

supported in the main programme, due to the current anticipated funding envelope, have been moved to a shadow programme which will be accelerated, should slippage occur in the main programme, and/or if additional funding becomes available.

SHIP funding streams

Affordable housing supply programmes

The main SHIP programme is based upon assumed grant funding of £71.573m for North Ayrshire from April 2024 to March 2030 (see table 4). Funding for Council projects in the main programme not yet at tender stage has been assumed at benchmark plus annual Scottish Social Housing Tender Price Index inflation which has been assumed at 3.1% per annum. The Council projects in the SHIP shadow programme have grant funding set at levels which will allow the schemes to be wholly funded with borrowing costs offset by rental income. The Council will seek grant funding above these levels on a site-by-site basis, as required. The registered social landlord funding rates have been included as requested by each developing organisation and will be subject to Scottish Government authorisation.

The sites within the SHIP shadow programme will assist the Council to meet the requirement for ‘slippage’ in accordance with Scottish Government guidance. The slippage requirement is to ensure that the allocation is fully spent even if delays or constraints emerge on other development sites, and to provide the opportunity for North Ayrshire to absorb slippage from other local authority areas.

Table 4: North Ayrshire Resource Planning Assumption (RPA) per annum 2024 to 2025 and assumptions for April 2025 to March 2029 (£m)

Financial Year	2024 to 25	2025 to 26	2026 to 27	2027 to 28	2028 to 29	2029 to 2030	Total
RPA	£12.173	£11.880	£11.880	£11.880	£11.880	£11.880	£71.573

Reserves and balances

All developing organisations will utilise available reserves and balances to support the development programme.

Borrowing

A large portion of development funding is secured from borrowing. Private finance supports registered social landlords development programme, and prudential borrowing supports local authority new build projects.

Affordable housing policy developer contribution

The Council's previous Affordable Housing Policy (RES4), which required contributions to affordable housing provision from specified private developments within North Ayrshire, was removed within the new Local Development Plan (LDP2) adopted on 28 November 2019.

Developer contributions, in the form of commuted sums, received through the application of the Affordable Housing Policy under the previous Local Development Plan, will be utilised to fund projects being delivered through the Strategic Housing Investment Plan, when required.

The Council had an on-site contribution through the affordable housing policy at the 31-unit Ardrossan Road, Seamill development. Table 5 details the number of units supported per annum and the value of these contributions. All projects supported were delivered as part of the Affordable Housing Supply Programme.

Table 5: Projects supported by developer contributions April 2020 to March 2024

Financial Year	2020 to 21	2021 to 2022	2022 to 2023	2023 to 2024	Total
Number of units supported	0	0	34	34	34*
Funding value	0	0	£47,500	£18,750	£66,250

As at 31 March 2024 the Council had £0m of funding from developer contributions in hand. The Council will utilise any other incoming funds to support Council projects within the Strategic Housing Investment Plan and partner developments, where appropriate.

*Please note that the project supported spanned two financial years so the total number of units was 34.

Other funding sources

The Council will consider utilising other funding sources to support the Strategic Housing Investment Plan, where appropriate. The Council successfully secured £0.6m from the Scottish Government's Low Carbon Vacant and Derelict Land Investment Programme to support the King's Arms, Irvine town centre regeneration project. The Council will make applications to the Housing Infrastructure Fund to support the Montgomerie Park, Irvine and James Reid, Saltcoats sites.

Council tax on second and empty homes

The Council is currently undertaking a community consultation on proposals to implement an additional Council Tax levy on second homes from 1 April 2025. Income received from the reduction in discount for empty and second homes in North Ayrshire is held in the Council's Affordable

Housing Account. Table 6 details the number of units supported per annum and the value of these contributions. All projects supported were delivered as part of the Affordable Housing Supply Programme. The account also funds two posts as detailed within the 'Island communities' and 'Empty homes and second home buy backs' sections above.

Table 6: Projects supported by Council Tax on empty and second homes April 2020 to March 2024

Intentionally blank	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	Total
Number of units supported	191	469	321	539	1,267*
Funding from Council Tax levy on second homes and empty homes	£1,252,078	£2,024,139	£541,320	£1,147,139	£4,964,676

*Please note that a number of the projects supported spanned two financial years so the total number of units was 1,267.

As at 31 March 2024 the Council had £1.925m of funding from the Council Tax levy on second and empty homes and an estimated annual income of £1.034m. The Council will utilise the funds to support Council projects within the Strategic Housing Investment Plan and partner developments, where appropriate.

Planning and other regulatory matters

In 2014, the Council's Cabinet approved the House Building Protocol, to be used in all Council housing development projects that meet the criteria for permitted development. Class 33 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended, enables local authorities to carry out works, within their district, for the erection of dwellings so long as the development conforms with the Local Development Plan.

In 2019, it was agreed that all future Council housing developments progressed as permitted development will be required to obtain a 'Certificate of Lawfulness' from the Council's Planning Service. This will certify that each site within the SHIP has been considered against the full terms of the adopted Local Development Plan. Housing development proposals by the Council which do not fall within the scope of permitted development, including schemes which require an Environmental Impact Assessment (EIA) will require planning permission. Proposals over 0.5 hectares in area will require to be screened for the purposes of EIA.



Delivery risks

Through experience, and engagement with registered social landlords and other developers, development constraints or risks to delivery of the programme have been identified as:

- Inflation of building costs and rising tender prices
- Shortages of materials
- Capacity within the building and development industry across the country
- Costs of infrastructure and ground remediation
- Delays obtaining statutory utility consents
- Emerging costs relating to legislative and building standards regulations amendments
- Availability of grant funding

The Council and its partners will continue to work closely to monitor and actively manage these risks through the period of the Strategic Housing Investment Plan.



Amendments or additions to the plan

The delegated authority to accelerate any project detailed within the main SHIP programme is held by the Executive Director (Communities and Housing) and the Cabinet Member for Communities and Islands.

North Ayrshire Council Cabinet approval will be required to accelerate projects within the SHIP shadow programme or for the addition of any new projects to the plan.

Development projects

An overview of projects detailed in the Strategic Housing Investment Plan tables is provided below by locality.

Irvine & Kilwinning

Project	Estimated timeline	Site Information
Stanecastle, Irvine (NAC) 31 units	Site start: 25 March 2024 Expected completion: Autumn 2025	Work is underway to deliver a mix of general needs, amenity, and wheelchair user accommodation on the site of the former Stanecastle School.
King's Arms, Irvine (NAC) 6 units	Site start: 13 May 2024 Expected completion: Winter 2025	Works have commenced on site to regenerate a prominent town centre building to deliver six amenity flats, retaining the original building façade.
Ayrshire Central, Irvine (NAC) 202 units	Site start: 4 November 2024 Expected completion: Winter 2027	Work is underway on this site, which is in a high demand area, to deliver a mix of general needs, amenity, and wheelchair user properties.
Montgomerie Park, Irvine (NAC) 188 units	Site start: Spring 2026 Expected completion: Spring 2029	This development will provide a mix of general needs, amenity, and wheelchair user accommodation. The site forms part of a wider masterplan area comprising private development, affordable housing, a new school, and new retail provision.
Fullarton Street, Irvine (NAC) 43 units	Site start: Summer 2026 Expected completion: Summer 2028	This project will redevelop the site of the former Irvine high flats which have now been demolished. The centrally located site will deliver a mix of general needs, amenity, and wheelchair user accommodation.
Corsehillhead, Kilwinning (NAC) 7 units	Site start: Summer 2027 Expected completion: Autumn 2028	This development will provide a mix of general needs, amenity, and wheelchair user accommodation in Kilwinning. The site will complete the redevelopment of the former school site where two previous phases of social housing have been developed.
St Michael's Wynd, Kilwinning (NAC) 46 units	Site start: Autumn 2027 Expected completion: Spring 2029	The project will deliver a mix of general needs and amenity accommodation in the Corsehill area of Kilwinning. An options appraisal is required for this site to review its financial viability.
Bourtreehill Village, Irvine (NAC) 32 units	Site start: Autumn 2028 Expected completion: Autumn 2029	The site will see the regeneration of the Bourtreehill Village area of Irvine. The site is expected to deliver new retail provision and 32 new homes.
Redburn Place, Irvine (Cairn) 10 units	Site start: Autumn 2025 Expected completion: Autumn 2026	This development will provide general needs, amenity, and wheelchair accommodation. This site was formerly known as Confidential Site 1.
Confidential site 3 (Cairn) 4 units	Site start: Spring 2027 Expected completion: Spring 2028	This site has the capacity for 4 affordable, general needs homes. This site is currently confidential due to a requirement for planning consent and for acquisition of land.

Project	Estimated timeline	Site Information
Confidential site 12, Kilwinning (CHA) 25 units	Site start: Spring 2026 Expected completion: Spring 2027	The 92 unit former 'unallocated block' has been reduced to 25 units and a site has been identified within Kilwinning which remains confidential whilst project viability is assessed.
Bank Street, Irvine (CHA) 16 units	Site start: Spring 2027 Expected completion: Spring 2028	This town centre regeneration project in Irvine aims to provide 16 new homes for affordable rent.
Regeneration project 3, Kilwinning (Riverside) 30 units	Site start: Spring 2028 Expected completion: Spring 2030	This project involves the regeneration of 30 properties to deliver a mix of general needs houses, amenity properties and homes suitable for wheelchair users. The location has still to be finalised.

Three Towns

Project	Timeline	Site Information
James McFarlane, Ardrossan (NAC) 19 units	Site start: 25 March 2024 Expected completion: Summer/autumn 2025	The Council is currently redeveloping the former James McFarlane school to provide general needs, amenity, and homes suitable for wheelchair users. The site is located close to Ardrossan town centre.
Nursery Place (Regen 1e), Ardrossan (NAC) 6 units	Site start: Spring 2026 Expected completion: Spring 2027	This Estate Based Regeneration Programme redevelopment will see 12 properties in Ardrossan demolished to be replaced with approximately six new affordable homes.
Grange Court, Stevenston (NAC) 6 units	Site start: Spring 2026 Expected completion: Spring 2027	This Estate Based Regeneration Programme redevelopment will see 16 properties demolished near Stevenston town centre to be replaced with approximately six new affordable homes.
James Reid, Saltcoats (NAC) 46 units	Site start: Summer 2027 Expected completion: Early 2029	The site of the former James Reid school and the former Focus Centre will provide general needs, amenity, and wheelchair accommodation. Issues with a culvert are impacting Scottish Water approval, options are being reviewed to resolve this matter.
Regeneration Project 1d, Ardrossan (NAC) 36 units	Site start: Early 2028 Expected completion: Winter 2029	This project provides a regeneration opportunity for 36 affordable homes, comprising general needs, amenity, and wheelchair user accommodation.
Garven Road, Stevenston (CHA) 20 units	Site start: 25 September 2023 Completion: 1 October 2024	This site has delivered 20 new general needs, amenity, and wheelchair user homes.

Project	Timeline	Site Information
Sharphill Phase 5, Saltcoats (CHA) 100 units	Site start: Winter 2028 Expected completion: Spring 2030	The next phase of the Sharphill site will deliver an additional 100 new homes, providing a mix of general needs, amenity, and wheelchair user homes. The scheme has been paused whilst the financial viability is assessed.
Confidential Site 10, Ardrossan (CHA) 50 units	Site start: Spring 2029 Expected completion: Winter 2030	This project has capacity for up to 50 homes and is confidential until site feasibility can be confirmed.
Parkend Gardens, Saltcoats (Link) 12 units	Site start: Early 2029 Expected completion: Early 2030	This development is in close proximity to Saltcoats town centre and adjacent to the Council's Kyleshill Court. It will deliver a mix of general needs, amenity and wheelchair accommodation. The financial viability of the scheme is currently being assessed.

North Coast

Project	Timeline	Site Information
Former St Mary's Primary, Largs (NAC) 26 units	Site start: 15 January 2024 Expected completion: Early 2025	Works are well advanced at the former school site which will deliver general needs houses and amenity properties.
Nelson Street, Largs (NAC) 3 units	Site start: 15 January 2024 Expected completion: Early 2025	This site will see empty homes refurbished at the site which is in close proximity to Largs town centre.

Garnock Valley

Project	Timeline	Site Information
Newhouse Drive, Kilbirnie (NAC) 7 units	Site start: 15 January 2024 Expected completion: Early 2025	Low demand flatted accommodation has been demolished and work is well advanced to deliver 7 new affordable homes on the Kilbirnie site. Modular construction was utilised to reduce the time on site and the impact of works on surrounding residents and businesses.
Laburnum Avenue, Beith (NAC) 7 units	Site start: 15 January 2024 Expected completion: Early 2025	Low demand flatted accommodation has been demolished and work is well advanced to deliver 7 new affordable homes on the Beith site. Modular construction was utilised to reduce the time on site and the impact of works on surrounding residents and businesses.
Former Garnock Academy, Kilbirnie (NAC) 50 units	Site start: 17 June 2024 Expected completion: Early 2026	Work is underway at the site of the former Garnock Academy to deliver a mixture of general needs homes, amenity bungalows and homes suitable for wheelchair users.

Arran

Project	Timeline	Site Information
Springbank, Brodick (Trust HA) 26 units	Site start: Winter 2025 Expected completion: Autumn 2027	Trust Housing Association are exploring the viability of developing 26 homes at this Brodick site. This site was formerly known as Confidential Site 4. The access point for this development should be agreed with NAC Roads as the existing road network may not cope with the additional units

Progress update

The Council has made a commitment to develop 1,643 new homes by 2030. Good progress has been made towards achieving this target, with 885 new Council homes built as at 31 March 2024. The tables below detail the Council and its partners progress to date (excluding sites which are noted for completion during 2024 to 25 within the Strategic Housing Investment Plan 2025 to 2030).

Table 7: Social housing new build completions by locality and financial year

Locality	Pre 2018 to 2019	2018 to 2019	2019 to 2020	2020 to 2021	2021 to 2022	2022 to 2023	2023 to 2024	Total
Arran	56	0	0	0	19	15	0	90
Garnock Valley	24	0	0	49	0	0	0	73
Irvine	250	0	111	0	83	35	113	592
Kilwinning	68	64	0	0	24	127	0	283
North Coast	85	26	58	0	141	29	12	351
Three Towns	84	126	0	28	105	16	30	389
Total Units	567	216	169	77	372	220	155	1,778

Table 8: Social housing new build completions by type

House type	General needs	Amenity housing	Sheltered housing	Supported accommodation	Wheelchair user	Ground floor living (wheelchair user)	Other adapted	Other	New Supply Shared Equity (NSSE)	Total
Units	958	334	251	62	90	49	10	8	16	1,778
Percentage	53.9%	18.8%	14.1%	3.5%	5.1%	2.7%	0.6%	0.4%	0.9%	100%

It should be noted that 50 of the amenity, sheltered and supported accommodation units detailed above are suitable for wheelchair users.

Completed North Ayrshire Council projects	Locality	General Needs	Amenity	Sheltered	Supported	Wheelchair User	Ground Floor Living	Other	Total Units	Completion year
Copeland Crescent, Millport	North Coast	0	11	0	0	1	0	0	12	2013 to 2014
Redstone Avenue, Kilwinning	Kilwinning	37	3	0	0	2	4	0	46	2014 to 2015
John Galt PS, Irvine	Irvine	64	10	0	0	6	0	0	80	2014 to 2015
Stevenston Institute, Largs	North Coast	0	11	0	0	0	0	0	11	2015 to 2016
Dickson Drive, Irvine	Irvine	6	2	0	0	0	0	0	8	2015 to 2016
Kiln Court, Irvine	Irvine	0	0	16	0	0	0	0	16	2015 to 2016
Montgomery Court, Kilbirnie	Garnock Valley	0	8	16	0	0	0	0	24	2016 to 2017
Fencedyke, Irvine	Irvine	19	10	0	0	3	3	0	35	2017 to 2018
Glencairn House, Stevenston	Three Towns	0	0	28	0	0	0	0	28	2018 to 2019
Canal Court, Saltcoats	Three Towns	0	0	36	0	0	0	0	36	2018 to 2019
Ardrossan Road, Seamill	North Coast	25	5	0	0	1	0	0	31	2019 to 2020
Dickson Drive, Irvine	Irvine	14	3	0	0	4	3	0	24	2019 to 2020
Watt Court & Dalry Primary	Garnock Valley	0	8	22	15	0	0	4	49	2020 to 2021
Dalrymple Place, Irvine	Irvine	0	0	24	0	9	0	0	33	2021 to 2022
St Beya, Cumbræ	North Coast	3	9	0	0	3	3	0	18	2021 to 2022
Springvale, Saltcoats	Three Towns	6	2	0	0	2	4	0	14	2021 to 2022
Flatt Road, Largs	North Coast	49	16	28	22	5	2	1	123	2021 to 2022
Towerlands, Irvine	Irvine	20	12	0	0	5	13	0	50	2021 to 2022
Brathwic Terrace, Arran	Arran	17	8	0	0	2	7	0	34	2022 to 2023
St Michael's Wynd, Kilwinning	Kilwinning	34	2	24	10	2	6	1	79	2022 to 2023
St Colm's Place, Largs	North Coast	0	0	29	0	0	0	0	29	2022 to 2023
Caley Court, Stevenston	Three Towns	0	0	0	15	0	0	1	16	2022 to 2023
Harbourside, Irvine	Irvine	24	10	28	0	4	4	1	71	2023 to 2024
Afton Court, Stevenston	Three Towns	0	6	0	0	0	0	0	6	2023 to 2024
Largs Police Station	North Coast	0	12	0	0	0	0	0	12	2023 to 2024
Total	Locality	318	148	251	62	49	49	8	885	Completion Year

Completed Registered Social Landlord projects	Locality	General needs	Amenity	Wheelchair	Other adapted	NSSE	Total units	Completion Year
Flatt Farm, Largs (CHA)	North Coast	16	10	0	0	0	26	2013 to 2014
Vineburgh Phase 3, Irvine (CHA)	Irvine	43	10	0	0	10	63	2013 to 2014
Jetty Road, Fairlie (CHA)	North Coast	10	3	0	0	0	13	2014 to 2015
Benlister Road, Lamlash (Riverside)	Arran	50	0	0	0	6	56	2014 to 2015
Vineburgh Phase 4, Irvine (CHA)	Irvine	41	6	1	0	0	48	2014 to 2015
Pennyburn, Kilwinning (Riverside)	Kilwinning	21	0	1	0	0	22	2015 to 2016
Waterside Street, Largs (CHA)	North Coast	0	12	0	0	0	12	2015 to 2016
Seamore Street, Largs (CHA)	North Coast	8	3	0	0	0	11	2016 to 2017
Ardrossan Harbour Phase 1 (CHA)	Three Towns	55	13	2	0	0	70	2017 to 2018
New Street, Stevenston (CHA)	Three Towns	7	7	0	0	0	14	2017 to 2018
Nelson Street, Largs (CHA)	North Coast	7	5	2	0	0	14	2018 to 2019
Corsehillhead, Kilwinning (CHA)	Kilwinning	57	5	2	0	0	64	2018 to 2019
Ardrossan Harbour Phase 2 (CHA)	Three Towns	2	4	4	0	0	10	2018 to 2019
Sharphill Phase 3, Saltcoats (CHA)	Three Towns	19	3	2	0	0	24	2018 to 2019
Stanley P.S., Ardrossan (CHA)	Three Towns	24	2	2	0	0	28	2018 to 2019
Victoria Hotel, Largs (CHA)	North Coast	0	12	0	0	0	12	2018 to 2019
Balnagowan, Skelmorlie (CHA)	North Coast	25	0	2	0	0	27	2019 to 2020
Tarryholm Phase 1, Irvine (Riverside)	Irvine	61	14	2	10	0	87	2019 to 2020
Ardoch Court, Stevenston (CHA)	Three Towns	26	0	2	0	0	28	2020 to 2021
Corrie Crescent (Charitable Bond) (CHA)	Three Towns	12	1	0	0	0	13	2021 to 2022
Glebe, Saltcoats (CHA)	Three Towns	0	0	2	0	0	2	2021 to 2022
Sharphill Phase 4, Saltcoats (CHA)	Three Towns	65	5	6	0	0	76	2021 to 2022
West Byrehill, Kilwinning (CHA)	Kilwinning	59	8	5	0	0	72	2022 to 2023
Tarryholm Phase 2, Irvine (Riverside)	Irvine	32	40	5	0	0	77	2023 to 2024
Green Street, Saltcoats (CHA)	North Coast	0	23	1	0	0	24	2023 to 2024
Total	Locality	640	186	41	10	16	893	Completion Year

Arran Development Trust has also secured funding from the Rural and Island Housing Fund to deliver 18 new affordable homes in Lamlash as detailed in table 9 below.

Table 9: Community housing new build completions

Project	Locality	Developer	Tenure	General Needs	Other	Total Units	Completion Year
Rowarden, Lamlash	Arran	Arran Development Trust	Affordable private rent	18	0	18	2024 to 2025

SHIP 2025 to 2030

Site	Town	Site Coordinates	Developer	Units	Type	Estimated Site Start	Estimated Practical Completion	SHIP Approval Year	Pre 2025 to 26 Site Starts	2025 to 26 Site Starts	2026 to 27 Site Starts	2027 to 28 Site Starts	2028 to 29 Site Starts	2029 to 30+ Site Starts	2024 to 25 Completions	2025 to 26 Completions	2026 to 27 Completions	2027 to 28 Completions	2028 to 29 Completions	2029 to 30 Completions	Scottish Government Grant	General Needs	Amenity	Supported	Wheelchair	Ground Floor Living	Sheltered	Pre 2025 to 24 Spend	SHIP Spend 2023 to 24	Estimated SHIP Spend 2024 to 25	Estimated SHIP Spend 2025 to 26	Estimated SHIP Spend 2026 to 27	Estimated SHIP Spend 2027 to 28	Estimated SHIP Spend 2028 to 29	Estimated SHIP Spend 2029 to 30		
Afton Court	Stevenson	X: 226665 Y: 641885	North Ayrshire Council	0	New Build	09 January 2023	24 July 2023	2022/23	0	0	0	0	0	0	0	0	0	0	0	0	£190,878	0	0	0	0	0	0	£0	£190,878	£0	£0	£0	£0	£0	£0		
Buy Backs 2023/2024	Various locations	Various locations	North Ayrshire Council	0	Buy Back	01 April 2023	31 March 2024	2023/24	0	0	0	0	0	0	0	0	0	0	0	0	£211,863	0	0	0	0	0	0	£0	£211,863	£0	£0	£0	£0	£0	£0		
Buy Backs (Ukraine) 2023/2024	Various locations	Various locations	North Ayrshire Council	0	Buy Back	14 November 2023	31 March 2024	2023/2024	0	0	0	0	0	0	0	0	0	0	0	0	£1,927,200	0	0	0	0	0	0	£0	£1,927,200	£0	£0	£0	£0	£0	£0		
Refurbishment Project 8	Inverie	To be agreed	None	0	Refurb	None	None	None	0	0	0	0	0	0	0	0	0	0	0	£0	0	0	0	0	0	0	£0	£0	£0	£0	£0	£0	£0	£0			
Under Place	Salisbury	X: 224700 Y: 642700	North Ayrshire Council	0	New Build	None	None	None	0	0	0	0	0	0	0	0	0	0	0	£0	0	0	0	0	0	0	£0	£0	£0	£0	£0	£0	£0	£0			
Wood meadows Shaphill 4	Salisbury	X: 223315 Y: 643400	Cunningham Housing Association	0	New Build	None	None	None	0	0	0	0	0	0	0	0	0	0	0	£290,858	0	0	0	0	0	0	£0	£290,858	£0	£0	£0	£0	£0	£0	£0		
Unallocated Regeneration Block	To be agreed	To be agreed	North Ayrshire Council	0	New Build	None	None	2025/2026	0	0	0	0	0	0	0	0	0	0	0	£0	0	0	0	0	0	0	£0	£0	£0	£0	£0	£0	£0	£0	£0		
2nd Hand & Empty Home Buy Backs	Various locations	Various locations	North Ayrshire Council	40	Buy Back	01 April 2024	31 March 2029	2024/2025	5	8	9	9	9	20	5	8	9	9	9	20	£2,400,000	60	0	0	0	0	0	£0	£0	£131,000	£130,000	£130,000	£130,000	£130,000	£130,000	£130,000	£130,000
Laburnum Avenue (Regen 1a)	Beith	X: 234120 Y: 653640	North Ayrshire Council	7	New Build	15 January 2024	17 January 2025	2023/2024	7	0	0	0	0	0	7	0	0	0	0	0	£895,468	4	3	0	0	0	0	£0	£820,701	£78,767	£0	£0	£0	£0	£0	£0	
Newhouse Drive (Regen 3a)	Kilbirnie	X: 233940 Y: 653815	North Ayrshire Council	7	New Build	15 January 2024	17 January 2025	2023/2024	7	0	0	0	0	0	7	0	0	0	0	0	£895,468	4	3	0	0	0	0	£0	£820,701	£78,767	£0	£0	£0	£0	£0	£0	
Former St Mary's school	Largs	X: 220995 Y: 659830	North Ayrshire Council	26	New Build	15 January 2024	31 January 2025	2023/2024	26	0	0	0	0	0	26	0	0	0	0	0	£3,976,743	34	12	0	0	0	0	£0	£2,457,542	£1,519,201	£0	£0	£0	£0	£0	£0	
James McFarlane (Refurb B)	Androssan	X: 223300 Y: 643345	North Ayrshire Council	19	New Build	25 March 2024	18 July 2025	2023/2024	19	0	0	0	0	0	0	19	0	0	0	0	£1,993,029	10	4	0	1	4	0	£291,370	£150,102	£1,191,558	£0	£0	£0	£0	£0	£0	
Charnockside (Refurb 1a)	Inverie	X: 234070 Y: 648150	North Ayrshire Council	31	New Build	25 March 2024	18 September 2025	2023/2024	31	0	0	0	0	0	0	31	0	0	0	0	£3,294,365	17	7	0	3	4	0	£575,543	£296,081	£2,132,740	£0	£0	£0	£0	£0	£0	
King's Arms (Regen 1c)	Inverie	X: 232090 Y: 638935	North Ayrshire Council	6	New Build	13 May 2024	01 December 2025	2023/2024	6	0	0	0	0	0	0	6	0	0	0	0	£768,055	0	6	0	0	0	0	£288,868	£24,131	£456,056	£0	£0	£0	£0	£0	£0	
Garnock Academy (Refurb 9)	Kilbirnie	X: 231260 Y: 654800	North Ayrshire Council	50	New Build	17 June 2024	31 January 2026	2023/2024	50	0	0	0	0	0	0	50	0	0	0	0	£5,306,966	28	13	0	2	7	0	£530,177	£0	£3,308,000	£1,468,769	£0	£0	£0	£0	£0	£0
Ayrshire Central (Refurb 12)	Inverie	X: 232105 Y: 648795	North Ayrshire Council	202	New Build	04 November 2024	31 November 2027	2024/2025	202	0	0	0	0	0	0	0	0	0	202	0	£24,555,655	65	85	0	26	26	0	£2,257,996	£0	£17,874,211	£4,792,000	£0	£0	£0	£0	£0	£0
Ardson Street	Largs	X: 220655 Y: 659595	North Ayrshire Council	3	Refurb	01 April 2025	01 December 2026	2024/2025	0	1	0	0	0	0	0	0	0	0	0	£171,000	1	0	0	0	0	0	£0	£15,000	£161,000	£0	£0	£0	£0	£0	£0	£0	
Montgomery Park	Inverie	X: 233660 Y: 641300	North Ayrshire Council	188	New Build	01 March 2026	30 April 2027	2025/2026	0	188	0	0	0	0	0	0	0	0	188	£24,922,248	121	32	0	10	36	0	£4,578,235	£0	£2,500,000	£2,860,000	£740,000	£1,500,000	£0	£4,894,831	£11,628,202		
Murphy's Place (Regen 7)	Androssan	X: 222725 Y: 642945	North Ayrshire Council	6	New Build	01 April 2026	30 April 2027	2026/2027	0	0	6	0	0	0	0	0	0	6	0	0	£795,362	4	2	0	0	0	0	£0	£0	£250,000	£196,362	£0	£0	£0	£0	£0	£0
George Court (Regen 1)	Stevenson	X: 226465 Y: 642150	North Ayrshire Council	6	New Build	01 April 2026	30 April 2027	2026/2027	0	0	6	0	0	0	0	0	0	6	0	0	£852,563	6	0	0	0	0	0	£0	£0	£250,000	£175,563	£0	£0	£0	£0	£0	£0
Fullerton Street (JP)	Inverie	X: 233050 Y: 638550	North Ayrshire Council	43	New Build	12 July 2026	31 July 2028	2026/2026	0	0	43	0	0	0	0	0	0	0	43	0	£5,902,198	36	4	0	1	2	0	£0	£0	£500,000	£812,029	£0	£4,590,169	£0	£0	£0	£0
Bournehill Village (Refurb 7)	Inverie	X: 234475 Y: 639220	North Ayrshire Council	52	New Build	01 August 2026	31 August 2029	2026/2026	0	0	0	0	0	32	0	0	0	0	0	£4,090,312	24	6	0	1	1	0	£0	£0	£0	£0	£0	£0	£2,000,000	£2,090,312			
Cairn Housing Association Buy Back Programme	Various locations	Various locations	Cairn Housing Association	2	Buy Back	01 April 2024	31 March 2026	2024/2025	2	0	0	0	0	0	0	2	0	0	0	0	£85,000	2	0	0	0	0	0	£0	£0	£80,000	£5,000	£0	£0	£0	£0	£0	
Garven Road (Confidential Site 8)	Stevenson	X: 227180 Y: 643075	Cunningham Housing Association	20	New Build	25 September 2025	01 October 2024	2023/2024	20	0	0	0	0	0	0	20	0	0	0	0	£3,200,000	18	1	0	1	0	0	£0	£2,891,071	£308,329	£0	£0	£0	£0	£0	£0	
Cunningham Housing Association Buy Back Programme	Various locations	Various locations	Cunningham Housing Association	6	Buy Back	01 November 2023	31 March 2030	2023/2024	1	1	1	1	1	1	1	1	1	1	1	£240,000	6	0	0	0	0	0	£0	£0	£41,000	£40,000	£40,000	£80,000	£35,000	£0	£0	£0	£0
Unallocated Cunningham Housing Association (Confidential Site 12 until)	To be agreed	To be agreed	Cunningham Housing Association	0	New Build	None	None	2025/2026	0	0	0	0	0	0	0	0	0	0	0	£0	0	0	0	0	0	0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Riverside Housing Association Buy Back Programme	Kilwinning	Various locations	Riverside Housing Association	75	Buy Back	01 April 2027	01 March 2027	2027/2028	2	1	1	1	0	0	2	1	1	1	0	0	£1,367,730	21	0	0	0	0	0	£0	£80,000	£92,404	£400,000	£395,291	£0	£0	£0	£0	£0
Springbank (Confidential site 6) A	Arran	X: 202088 Y: 676839	Trust Housing Association	16	New Build	01 December 2025	30 September 2027	2024/2025	0	16	0	0	0	0	0	0	0	0	16	0	£5,000,000	26	0	0	0	0	0	£0	£0	£1,321,000	£1,607,000	£0	£0	£0	£0	£0	£0
Trust Housing Association Buy Back Programme	Arran	Various locations	Trust Housing Association	6	Buy Back	01 November 2023	31 March 2029	2023/2024	2	1	1	1	2	0	0	2	1	1	2	0	£600,000	6	0	0	0	0	0	£0	£196,260	£0	£100,000	£500,000	£293,750	£0	£0	£0	£0
									361	380	210	71	37	42	21	76	121	19	257	51	241	£91,520,721	469	178	0	54	66	0	£8,518,129	£18,204,119	£12,171,000	£11,266,000	£11,860,000	£11,860,000	£11,860,000	£15,125,514	

SHIP Shadow Programme 2025 to 2030

Site	Town	Site Coordinates	Developer	Units	Type	Estimated Site Start	Estimated Practical Completion	SHIP Approval Year	Pre 2025 to 26 Site Starts	2025 to 26 Site Starts	2026 to 27 Site Starts	2027 to 28 Site Starts	2028 to 29 Site Starts	2029 to 30+ Site Starts	2024 to 25 Completions	2025 to 26 Completions	2026 to 27 Completions	2027 to 28 Completions	2028 to 29 Completions	2029 to 30+ Completions	Scottish Government Grant	General Needs	Amenity	Supported	Wheelchair	Ground Floor Living	Sheltered	Pre 2025 to 24 Spend	SHIP Spend 2023 to 24	Estimated SHIP Spend Year 1	Estimated SHIP Spend Year 2	Estimated SHIP Spend Year 3	Estimated SHIP Spend Year 4	Estimated SHIP Spend Year 5	Estimated SHIP Spend Year 6					
Cornhillhead	Kilwinning	X: 231315 Y: 643095	North Ayrshire Council	7	New Build	03 July 2027	03 August 2028	2027/2028	0	0	0	7	0	0	0	0	0	0	7	0	£1,308,397	5	2	0	0	0	0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0		
James Reid & FC (Refurb B)	Salisbury	X: 225115 Y: 642090	North Ayrshire Council	46	New Build	03 July 2027	03 January 2029	2027/2028	0	0	0	46	0	0	0	0	0	0	46	0	£7,215,204	26	11	0	4	5	0	£829,748	£0	£0	£0	£0	£0	£2,500,000	£3,885,456	£0	£0	£0	£0	
18 McCunningham Housing Association's Phase 3 (North Ayrshire Council's 1a)(2024)	Kilwinning	X: 225830 Y: 643040	North Ayrshire Council	46	New Build	01 October 2027	01 April 2029	2027/2028	0	0	0	46	0	0	0	0	0	0	0	46	£7,432,515	26	10	0	4	6	0	£0	£0	£0	£0	£0	£0	£1,500,000	£5,000,000	£932,515	£0	£0	£0	
Regeneration Project 1a	Androssan	To be agreed	North Ayrshire Council	36	New Build	01 January 2028	31 October 2029	2027/2028	0	0	0	36	0	0	0	0	0	0	0	36	£7,246,166	20	5	0	0	0	0	£0	£0	£0	£0	£0	£0	£750,000	£3,733,812	£2,762,354	£0	£0	£0	
Redburn Place (Confidential site 1)	Inverie	To be agreed	Cairn Housing Association	10	New Build	03 October 2028	03 August 2026	2025/2026	0	10	0	0	0	0	0	0	0	10	0	£1,800,000	6	2	0	2	0	0	£0	£0	£0	£0	£0	£0	£1,100,000	£0	£0	£0	£0	£0		
Confidential Site 1	Kilwinning	To be agreed	Cairn Housing Association	4	New Build	01 April 2027	01 April 2028	2027/2028	0	0	0	4	0	0	0	0	0	0	4	0	£407,000	4	0	0	0	0	0	£0	£0	£0	£0	£0	£0	£200,000	£0	£0	£0	£0	£0	
Confidential Site 12 (Cunningham Housing Association unsuccessful)	Kilwinning	To be agreed	Cunningham Housing Association	25	New Build	01 April 2026	30 April 2027	2026/2027	0	0	25	0	0	0	0	0	0	0	25	0	£4,000,000	20	2	0	0	2	1	0	£0	£0	£0	£0	£0	£0	£4,000,000	£0	£0	£0	£0	£0
Bank Street (111)	Inverie	X: 232720 Y: 639260	Cunningham Housing Association	16	New Build	01 April 2027	30 April 2028	2027/2028	0	0	0	16	0	0	0	0	0	0	16	0	£2,540,000	16	0	0	0	0	0	£0	£0	£0	£0	£0	£0	£1,750,000	£0	£0	£0	£0	£0	
Sharp Hill (P6 5)	Salisbury	X: 223515 Y: 645409	Cunningham Housing Association	100	New Build	01 October 2028	03 March 2029	2028/2029	0	0	0	0	100	0	0	0	0	0	0	100	£14,800,000	78	17	0	5	0	0	£1,277,000	£0	£0	£0	£0	£0	£0	£5,000,000	£6,523,000	£0	£0	£0	
Confidential Site 10	Androssan	To be agreed	Cunningham Housing Association	50	New Build	01 April 2029	31 October 2030	2029/2030	0	0	0	0	50	0	0	0	0	0	0	50	£8,000,000	45	3	0	2	0	0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Parlour Gardens	Salisbury	X: 225165 Y: 641120	Link Housing Association	12	New Build	10 January 2029	10 January 2029	2028/2029	0	0	0	0	12	0	0	0	0	0	0	12	£1,959,955	8	3	0	0	0	0	£89,625	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
Regeneration Project 1b	Kilwinning	To be agreed	Reverdale Housing Association	1	New Build	01 April 2028	05 March 2029	2028/2029	0	0	0	0	1	0	0	0	0	0	1	£1,913,049	10	3	0	0	0	0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
SHIP 2024 - 2029									0	10	21	155	142	50	6	0	10	23	73	274	£60,112,819	278	58	0	21	25	0	£2,301,937	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Added to SHIP November 2023																																								
Confidential Sites																																								
Inter removed from SHIP 2024 - 2029																																								