

North Ayrshire Council



Strategic Housing Investment Plan 2019 - 2024



Introduction

1. The Strategic Housing Investment Plan (SHIP) 2019-2024 sets out the priorities for affordable housing investment in North Ayrshire over the next five years.
2. In preparing the SHIP, the Council has referred to the outcomes identified in the Local Housing Strategy 2018-2022 (LHS). Demand figures have been obtained from the Housing Need and Demand Assessment (HNDA) and the North Ayrshire Housing Register (NAHR). House size and type priorities have also been informed by the NAHR.
3. It should be noted that whilst there are 5,265 applicants on the NAHR, only 49% of these applicants (2,562) have a recognised housing need (NAHR, July 2018).
4. The Scottish Government's 'More Homes Scotland' initiative was announced in March 2016. This initiative committed to providing £3bn of investment to support the delivery of 50,000 new homes over the next 5 years, including 35,000 for social rent.
5. The SHIP is based on projected Scottish Government grant funding provision of £91.132m during the period 2019 – 2024. To meet the requirement for 'slippage', in accordance with Scottish Government guidance, the Council has over committed the funding within the SHIP. 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. The Scottish Government funding levels beyond March 2021 are not currently known, and are based on trend assumptions.
6. All projects which meet the criteria outlined within the SHIP will be considered to be 'high priority'. In the case of developments by Registered Social Landlords (RSLs), 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.

Strategic Aims

7. The LHS indicates the importance of establishing clear investment priorities, to meet the housing needs of local people, allow partners to identify projects, and ensure that the Scottish Government's goal of 35,000 new affordable homes over the lifetime of the current Parliament is supported. To ensure maximum benefit is achieved from social housing investment, all projects must:

- Consider their role in providing health benefits to tenants, and supporting young people to maximise their educational attainment;
 - Be attractive and have aesthetic value, to contribute to the regeneration of North Ayrshire;
 - Be sustainable. Project design, building materials and component parts will maximise energy efficiency and reduce running costs. Design will also contribute to community stability and promote feelings of safety and inclusion;
 - Recognise local needs and aspirations, and become an integral part of existing estates. Homes should be designed in such a way that they can be 'homes for life' and easily adapted to the changing needs of their occupants;
 - Maximise return on investment and value for money by considering build and lifetime maintenance costs;
 - Involve the local community through consultation and wider action initiatives; and
 - Seek to continually improve, with lessons learnt and good practice shared across all partners.
8. The LHS also recognises that many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs. The Scottish Housing Regulator has also stated that social landlords will be expected to keep rent increases to a minimum. Therefore, to ensure homes are affordable, partners will be required to set rent levels on new build homes at or below the Local Housing Allowance.
9. The Equality Impact Assessment of the SHIP found that it will have no negative or discriminatory effect on any equality groups.
10. The SHIP is an extension of, and aligns to, the Local Housing Strategy. The Strategic Environmental Assessment (SEA) pre-screening questionnaire undertaken for the LHS confirmed that the development proposals within the SHIP have been scoped within the SEA for the North Ayrshire Local Development Plan.

Partnership Working & Governance

11. As the strategic housing authority, the Council is committed to supporting our partners to deliver affordable housing development within North Ayrshire.
12. The Council therefore adopts a collaborative approach in the preparation of the SHIP. The following key stakeholders have influenced the final programme:
- ANCHO;
 - Cunninghame Housing Association;
 - Irvine Housing Association;

- Link Group Ltd;
- North Ayrshire Council Officers (Economic Growth, Education, Finance, Housing, Planning, Property Management and Investment, Roads, and the Health and Social Care Partnership);
- Scottish Government; and
- Trust Housing Association.

13. In order to prepare the SHIP, the Council invited site nominations from its partners.

14. All of the developments proposed by partners were considered on their individual merits, with reference to the development priorities set out within the LHS (see paragraph 7 above), and any known constraints.

15. Thereafter the Council issued the draft SHIP to our partners to review the priorities of each individual site and assist in agreeing the wider plan. The Council will continue to monitor the development programme and any arising windfall opportunities at quarterly meetings held with developing RSLs and the Scottish Government.

16. Council officers monitor the impact of the new build programme on education facilities and other services through the SHIP Project Board.

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

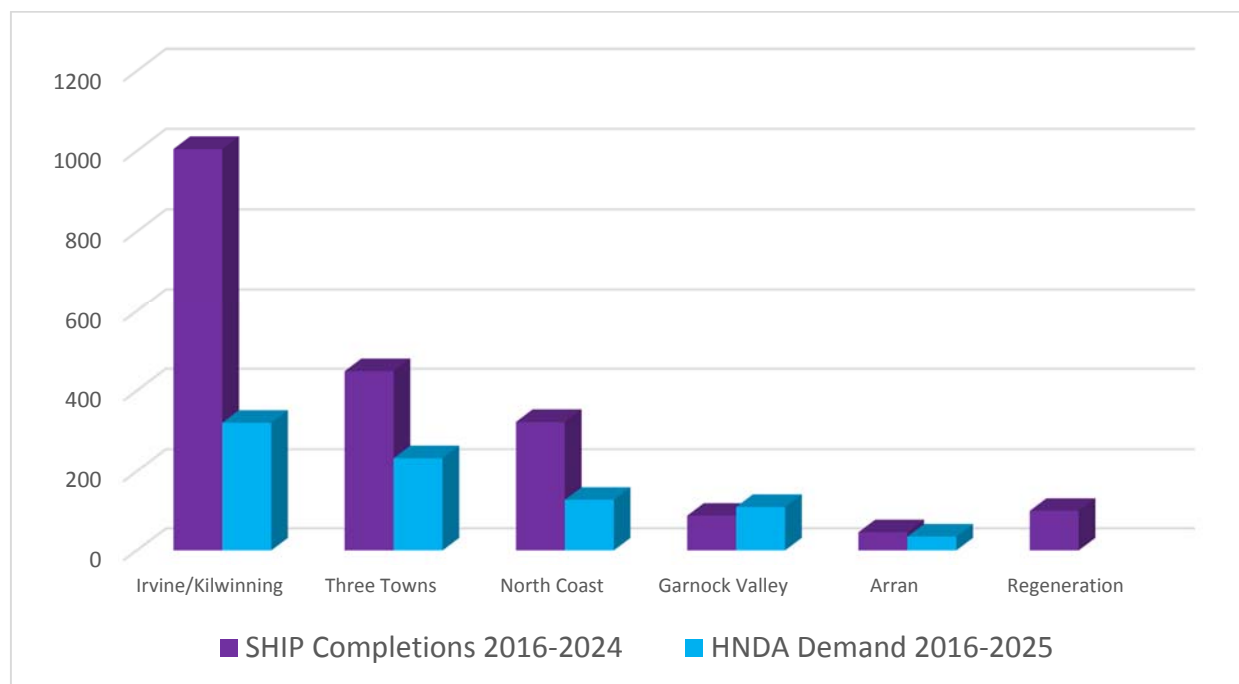
Investment Priorities

18. Projects from the SHIP 2018-2023 which have not yet completed have been included in the new 2019-2024 plan.
19. Thereafter, the Council will prioritise all projects which are considered deliverable and meet the strategic goals outlined above.

Location

20. North Ayrshire contains five Sub Housing Market Areas (SHMAs), these are:
 - Arran
 - Garnock Valley
 - Irvine / Kilwinning
 - North Coast (incorporating Cumbrae)
 - Three Towns
21. A SHMA is the widest area that a person would be willing to move to for new living accommodation for the purposes of strategic housing planning. The North Ayrshire Community Planning Partnership is committed to Locality Planning, an approach based on developing strong local partnerships to identify and address area-specific issues. However, in line with legislation, the Local Housing Strategy is based on a Housing Need and Demand Assessment. The Assessment identifies sub housing market areas rather than localities. Generally, the SHMAs align to the locality areas. The only exception is the Irvine / Kilwinning SHMA - those two settlements each have their own designated locality.
22. The Council's Housing Need and Demand Assessment (HNDA) calculates a housing shortfall figure for each SHMA. It should be noted however that the HNDA figures do not reflect other strategic endeavours, such as regeneration or economic recovery, which impact on demand. HNDA figures are intended to give an indication of the range of shortfall, rather than an absolute figure. This information has been plotted against the total number of homes which have been, or will be developed, over the life of the HNDA and the SHIP. These new supply figures illustrate the aspiration to plan for a growing population, and to seek continued investment in our housing stock to improve overall stock condition.

Figure 1: SHIP Actual & Project Completions 2016-2024 vs HNDA Demand 2016-2025



23. Development is not the only policy intervention being explored by the Council. As has always been the case, 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 our 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. We are also exploring an innovative new mid-market model - the 'Accessible Home Ownership' model - in conjunction with Scottish Futures Trust. This product is aimed either at those who have difficulty raising mortgage finance, or older people with equity who are looking to downsize.

Size

24. Whilst the overall demand figure is obtained from the Housing Need and Demand Assessment, 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 requirement'.

Table 1: % Applicants by Strategic Bedroom Requirement and SHMA

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	66%	69%	67%	65%	72%	66%
2	18%	21%	18%	20%	15%	19%
3	9%	6%	10%	10%	9%	10%
4	5%	3%	4%	4%	3%	4%
5	2%	1%	1%	1%	1%	1%

(Source: North Ayrshire Housing Register July 2018)

25. However, it should be noted that strategic bedroom need is used for planning purposes only. The North Ayrshire Common Allocation Policy gives applicants the opportunity to choose the size of house they wish to be rehoused in, provided it meets their minimum requirements. Generally, one bedroom homes are found to be of lower demand.
26. Two bedroom homes are a more popular option for smaller households and are more flexible in terms of allocations. Two bedroom properties can be allocated to couples, single people with a child or access to a child, single people living alone, single people with a carer or couples with a child.
27. 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 SHMA

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	20%	20%	20%	20%	20%	20%
2	66%	71%	66%	66%	68%	66%
3	9%	6%	10%	10%	9%	10%
4+	5%	3%	4%	4%	3%	4%

28. This mix is intended as a guide only, and it is anticipated that each project will be considered on a site by site basis by the developing organisation, before being approved by the Council.

Type

29. It has become clear from numerous development project consultation events carried out by the Council and its partners to date, that local people express a preference for houses rather than flats. However, in some areas it may be appropriate to include flatted development. This will be assessed on a case by case basis by the Council.

Particular Needs

Housing for Older People

30. Analysis of the HNDA and the NAHR indicates a rising need for accommodation for older people. For this reason, the LHS sets a target of approximately 25% of all new homes to be for older people (i.e. amenity housing and sheltered accommodation). It is anticipated that these homes will primarily comprise one and two bedrooms.
31. Demand for older people housing will in part be addressed through the continued delivery of the Council's sheltered housing re-provisioning programme. Sheltered housing which includes bed-sit accommodation is low demand and considered an

unsuitable housing option for older people. We will therefore construct more two bedroom sheltered housing in response to the changing demographic towards an aging population.

Wheelchair Accessible Accommodation

32. 'Housing for Varying Needs', a national design guide, provides the following two definitions, which have been adopted by the LHS, when describing the applicable specialist housing:

- **Ambulant Housing:** This house type meets a wide range of specialist housing needs. The majority of demand is likely to be from the older age group, who have mobility problems, but who can walk with (or without) an aid. Some people in this group may occasionally use a wheelchair. Demand is not exclusive to the older age group; mobility issues can affect people throughout their lives, for various reasons.
- **Wheelchair User Housing:** This housing is for people who use a wheelchair all or most of the time. The home will be level access throughout, have space for a wheelchair to circulate and access all rooms, a kitchen and bathroom that suits the occupant's particular needs and fittings and services that are within reach and easy to use. A wheelchair user may live alone, or with a carer or partner or be part of a family unit.

33. All housing for older people should be built to an ambulant housing standard. The HNDA indicates that at least 2% of new homes should be built for wheelchair users, with the majority of demand being from those under 60 years old. Analysis of the NAHR confirms elevated levels of demand for such accommodation. To ensure need is met now and in the future, the LHS sets a target for all partners to ensure at least 7% of all new build stock is fully wheelchair accessible. In addition, we have a set of standard housetypes for our developments, which are of an accessible design to accommodate changing mobility needs. We are confident that this ambitious target will ensure the needs of our wheelchair users are met.

The majority of these should be one or two bedroom, with the remaining split between 3 bedroom and 4 bedroom. It should be noted that most demand for wheelchair user housing comes from those under 60 years old.

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

Other Specialist Housing

35. Officers within the Place Directorate and the Health and Social Care Partnership have developed a new supported accommodation housing model for implementation at various sites across North Ayrshire.

36. 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

ill-health issues (all ages), or who are under 65 years and have physical disabilities.

37. The new supported accommodation models will:
- assist in preventing demand for additional care and support services;
 - herald a move to a more independent lifestyle for adults with disabilities and mental health issues;
 - ensure residents are part of local community life;
 - utilise technological advances, such as incorporating 'whole house assistive technology';
 - provide care and support in homely, as opposed to institutional, accommodation;
 - establish effective and efficient provision for those with specialist housing needs; and
 - realise financial savings for the North Ayrshire Health & Social Care Partnership.
38. Currently the HSCP provides over 500 individuals under 65 years of age with care packages. The majority of demand comes from adults with learning disabilities. Some individuals are currently in housing solutions out with North Ayrshire.
39. The SHIP will support the Health and Social Care Partnership to meet specialist housing need through dedicated supported accommodation projects, and as part of a wider site mix on other developments. The new SHIP makes provision for delivery of some 82 supported accommodation housing units at five different locations.

Regeneration

40. Regeneration of North Ayrshire communities is one of five strategic priorities within the Council Plan 2015 - 2020. The Scottish Index of Multiple Deprivation 2016 shows that 51 of North Ayrshire's 186 data zones are in the 15% most deprived in Scotland. This means that approximately 38,000 of our residents live in some of the most deprived areas in Scotland.
41. Public sector investment can have a transformational impact within our communities, and there are cumulative benefits to be achieved by considering ways in which such investment across RSLs, different public service areas and the private sector can be better coordinated. The Council expects all partners contributing to the SHIP programme to support the Council's programmes to regenerate North Ayrshire.
42. The Council intends to do this by exploring with our various partners the site and area specific opportunities to secure maximum regeneration benefits. Housing led regeneration which provides high quality, well designed, and fuel efficient homes, will improve the visual amenity of the area, reduce the cost of living for those choosing to reside in the finished homes, support the provision of sustainable, desirable communities where people want to live, and establish social capital, encouraging local people to take ownership and stewardship of their home environments. This can also attract increased levels of private sector investment.
43. In June 2018, the Council's Cabinet approved the demolition of the Fullarton tower

blocks in Irvine. The SHIP makes provision for the replacement of all 275 of these homes within the Irvine locality. Furthermore, the LHS sets out proposals for a comprehensive review of existing estates to identify areas requiring regeneration. In order to assist in the delivery and funding of this regeneration programme, the SHIP includes 100 units in the later years of the programme as an indicative replacement for any selective demolition of particularly low demand stock.

44. Furthermore, contractors will be expected to participate in the Council (or partners) Community Benefits scheme. These schemes provide apprenticeships to young people – skilling up the local workforce, and supporting economic growth. Research undertaken by Homes for Scotland suggests that there are 4.1 jobs created for every new home constructed – the 1,636 new build units in the SHIP 2019-2024 are therefore expected to create around 6,700 jobs in the construction sector. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Development to support our local construction and supply chain companies to bid for this work, can secure many of these jobs for our local people.

Education & Health Benefits

45. The benefits of new build housing in relation to health, wellbeing and educational attainment, are well documented. New housing is more energy efficient, better ventilated, and has higher levels of thermal comfort, which can result in alleviation of the symptoms in a number of medical conditions, for example respiratory and rheumatoid illnesses. In terms of educational attainment, according to research undertaken by the housing charity Shelter, children can benefit from improved cognitive development and a reduction in behavioural issues through living in a more attractive, warmer, and better ventilated environment.
46. We are working with local schools to improve youth engagement with our new housebuilding programme. This is in order to secure wider feedback on our development programme, as well as to understand additional ways in which young people can access construction related learning and training opportunities.

Innovation & Energy Efficiency

47. The North Ayrshire Environmental Sustainability & Climate Change Strategy sets a target of 40% CO₂ reduction by 2030 (based on 2005 baseline levels).
48. The Council considers a household to be living in fuel poverty if in order to maintain a satisfactory heating regime, they have to spend more than 10% of their income on heating costs.
49. The delivery of new housing has a key role to play in carbon reduction, climate change mitigation, and alleviation of fuel poverty. The Council and our partners will continue to consider innovative and sustainable approaches to heat and power on a site by site basis. This could include initiatives such as biomass boilers, solar photovoltaic panels,

and smart technologies.

50. All projects within the SHIP will be delivered in accordance with Building Standards regulations for energy efficiency. In addition all new build development projects in the plan will meet the Scottish Government's 'Greener Standard'.
51. The Council and its partners will strive to deliver new homes that have a low environmental impact with the aim of reducing fuel use and in turn fuel costs.
52. In June 2018, it was confirmed that the Scottish Government will take a proposal for a Members' Bill to make it a legal requirement for all future new build social housing properties to be fitted with sprinkler systems. In advance of this legislation, and in recognition of the safety benefits of sprinkler systems, we will expand the installation of sprinklers to include all of our new build Council housing proposals which have not yet reached technical design stage.

The 'Sustainable House'

53. The Council is developing two demonstrator 'sustainable homes' within the Dickson Drive, Phase 2 development site. This project will highlight best practice in design and innovation and ensure benefits from sustainable technologies are maximised. The findings will then be rolled out to partners in order to inform the wider development programme, and investment in existing stock. The units are due for completion in 2019.

Second Hand & Empty Homes Buy Backs

54. The Council and its partners recognise that bringing former social housing stock back into social ownership can assist with housing management and maintenance issues and increase the housing available through the North Ayrshire Housing Register.
55. Empty homes are detrimental to the local environment, they are often the target of antisocial behaviour and are more likely to fall into disrepair. Bringing empty homes back into use is a strategic priority within the current LHS and will continue to be a priority in the future.

Affordability

56. The Council is committed to ensuring rent levels are affordable throughout North Ayrshire. Many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs. The Council has reviewed its rent structure to introduce greater equity and transparency in how our rents are set. Several of our RSL partners are also reviewing their structures, or giving consideration to undertaking such a review.
57. The Scottish Housing Regulator has also intimated that social landlords will be expected to keep rent increases to a minimum.

58. To ensure homes are affordable, the Council and all partners will be required to set rent levels on new build homes at or below the Local Housing Allowance.

Amendments or Additions to the SHIP

59. The delegated authority to accelerate any project detailed within the North Ayrshire approved SHIP is held by the Executive Director (Place) and the Cabinet Member for Place.

Planning and other Regulatory Matters

60. Some sites within the SHIP are 'permitted development' under the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, and do not require a formal planning application. In these cases, the Council will follow the provisions set out within the Council Housebuilding Protocol to ensure appropriate public consultation and scrutiny of the proposals, including engagement with statutory agencies.

Resourcing the SHIP

61. There is a range of funding streams which support the delivery of the Strategic Housing Investment Plan.

Reserves & Balances

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

Affordable Housing Supply Programme

63. The delivery of our programme is underpinned by our assumptions regarding the level of future Scottish Government funding. The SHIP assumes grant funding availability of £91.132m between 2019-2024. The grant is payable at a rate of £57k/£59k per unit for local authority development and an average of £72k per unit for RSL development.

The Housing Infrastructure Fund / Islands Housing Fund

64. The Council and its partners are currently exploring opportunities to utilise the Scottish Government's Housing Infrastructure Fund and Islands Housing Fund for Irvine Harbourside, Brathwic Terrace, St Beya Gardens, Cumbrae, and Redevelopment Project 8.

Council Tax on Empty and Second Homes

65. Income received from the reduction in discount for empty and second hand homes in North Ayrshire is held in the Council's Affordable Housing Account. The Council provides

grant funding to support the development of projects within the SHIP from the Affordable Housing Account, when required.

Borrowing

66. The majority of development funding is secured from borrowing. Private finance supports RSLs' development programme, and prudential borrowing supports local authority new build projects.

SHIP Development Projects

67. An overview of projects detailed in the SHIP tables is provided below.

Irvine & Kilwinning

Tarryholme Drive, Irvine (NAC) is a refurbishment project for 20 new supported accommodation units and is part of the wider North Ayrshire Council / Health & Social Care Partnership development of the former British Red Cross House site in Irvine. The units will include wheelchair user accommodation, and will be allocated to individuals with learning disabilities. Works commenced on-site during August 2018 and are expected to be completed during Summer 2019.

Dickson Drive Phase 2, Irvine (NAC) will increase the number of properties built as part of the regeneration of this area, to include a further 24 units. The units are a mix of general needs, amenity and wheelchair housing. The site is close to the local primary school and community centre, and within walking distance to the town centre. Works commenced on-site during August 2018 and are expected to conclude in Autumn 2019. This project will incorporate two 'sustainable house' demonstrator units.

Friar's Lawn, Kilwinning (NAC) 22 properties will be upgraded to provide accessible accommodation for older people in a high demand area. Located close to the town centre, the complex is also nearby to a number of amenities, including a bus stop and train station. Residents will remain within the complex during the works, however will move into an empty property for the duration of the works to their home. The work is expected to commence in Summer 2019 and to complete during Winter 2020.

Garrier Court, Springside (NAC) is one of our oldest sheltered housing complexes. Whilst close to a number of amenities and having good transport links, the complex requires refurbishment. A total of 19 homes will be upgraded to provide accessible accommodation for older people within a high demand area. Residents will remain within the complex during the works, however will move into an empty property for the duration of the works to their home. The work is expected to commence in Summer 2019 and is expected to complete during Winter 2020.

Dalrymple Place, Irvine (NAC) currently comprises 22 units, and will be demolished and re-built as part of the sheltered housing re-provisioning programme. The existing bed-sit type accommodation is deemed an unsuitable housing option. The complex will deliver 33 new sheltered and amenity properties and is located in a high demand area benefiting from good transport links to the town centre and beyond. It is expected that work will commence in Summer 2019 and complete during Autumn 2021.

St Michael's Wynd, Kilwinning (NAC) will be further developed, to provide 70 additional homes in this high demand area. The homes will be developed close to the recently completed new-build development and will link with the site. St Michael's Wynd is situated in close proximity to the town centre and benefits from good transport links. The project will include general needs, amenity housing, wheelchair housing, sheltered and supported accommodation. The work is expected to commence during Summer 2019 and conclude during Winter 2020.

Former Towerlands PS, Irvine (NAC) has capacity for around 50 new homes. The site will predominantly provide general needs housing, but will also include amenity and wheelchair user properties. The works will redevelop a vacant former primary school site. Works are anticipated to start on-site during Autumn 2019 and complete during Spring 2021.

Harbourside, Irvine (NAC) will see the development of 80 new social rented homes. Harbourside is within a high-demand area of Irvine and is just a short walk away from Irvine Beach Park, the town centre, shopping mall and train station. The site will have a focus on older people provision, and will demonstrate exemplar design and technology innovations for this group. The project is due to commence during Spring 2019 and complete during Winter 2020. Decontamination of the site will be required and costs have still to be confirmed. The Council will investigate the level of funding required in order to address the contamination on this site and will seek infrastructure funding from the Scottish Government in order to help meet this cost.

Redevelopment Project 7 (NAC) is a neighbourhood regeneration opportunity to provide 18 new homes on a site in Irvine. The indicative mix comprises general needs, amenity and wheelchair properties. Works are anticipated to start on-site during Spring 2020 and complete during Winter 2021. This site is currently confidential due to a requirement for public consultation and potential acquisition of land.

Corsehillhead, Kilwinning (NAC) is a 7 unit development in Kilwinning which will deliver a mix of general needs, amenity and wheelchair accommodation. The site start is anticipated for Spring 2021 and works are due for completion during Spring 2022.

Redevelopment Project 10 (NAC) is a 40 unit development in Irvine which will deliver a mix of general needs, amenity and wheelchair accommodation. The site start is anticipated for Spring 2022 and completion is expected in Winter 2023. This site is

currently confidential due to a requirement for public consultation and for acquisition of land.

Redevelopment Project 11 (NAC) is a 60 unit development located in Irvine which will deliver a mix of general needs, amenity and wheelchair accommodation. The site start is anticipated for Spring 2022 and completion is expected in Winter 2023. This site is currently confidential due to a requirement for acquisition of land.

Redevelopment Project 12 (NAC) is a 100 unit development located in Irvine which will deliver a mix of general needs, amenity and wheelchair properties. Works are anticipated to commence on-site during Summer 2021 and complete during Winter 2023. This site is currently confidential due to a requirement for acquisition of land.

Fullarton Street (HF), Irvine (NAC) is a 75 unit development which will deliver a mix of general needs, amenity and wheelchair accommodation on the site of the Irvine High Flats which are scheduled for demolition. Works are anticipated to start on-site during Spring 2022 and complete by the end of 2023.

Tarryholme, Irvine, Phase 1 (IHA) is a land banked site in the ownership of Irvine Housing Association. The site, located on the southern edge of Irvine, is greenfield and highly accessible. The overall site extends to 7.89 hectares or thereby and will accommodate circa 200 units. The site is allocated for residential purposes within the local plan. Irvine Housing Association commenced works on site in May 2018 to develop a first phase of 87 units. The project is due to be completed by Spring 2020.

Tarryholme, Irvine, Phase 2 (IHA) is a second phase of the Tarryholme development which will deliver an additional 100 units. The project is due to start on-site during Spring 2020 and be completed by Spring 2023.

Bank Street, Irvine (IHA) is located within the town centre of Irvine and will provide 14 new homes. The site start is anticipated for Spring 2021 and completion is expected during Spring 2022.

Nethermains Road, Kilwinning (CHA) was previously used as a heavy goods yard, and has been the subject of fly tipping issues in recent years. A total of 60 units are planned for the site with a mix of general needs, amenity and wheelchair properties. Works are scheduled to commence on site during Spring 2020 and complete by Spring 2022.

Confidential Site 1 (ANCHO) is a 20 unit development which will deliver a mix of general needs, amenity and wheelchair accommodation. Works are anticipated to start on-site during Spring 2022 and complete during Winter 2023. This site is currently confidential due to a requirement for public consultation.

Three Towns

Refurbishment Project 7 (NAC) is a small conversion opportunity to create two new properties with ground floor living accommodation. The project is located within Saltcoats and works are due to start in Spring 2020 and complete by Spring 2021. This site is currently confidential due to a requirement for acquisition of land.

Afton Court, Stevenston (NAC) is a town centre regeneration project to bring vacant sites back into productive use. The indicative mix comprises 15 amenity units, recognising the highly accessible nature of this location. Works are anticipated to start on-site during Spring 2021 and complete during Spring 2022.

Caley Court, Stevenston (NAC) is a vacant former sheltered housing complex which is being redeveloped to provide new supported accommodation. The 15 unit development is located close to the town centre and rail network. Works are anticipated to start on-site during Winter 2020 and complete during Winter 2021.

Springvale Depot, Saltcoats (NAC) is a regeneration opportunity for a surplus site within the Council's ownership. It will provide 16 new homes comprising a mix of general needs, amenity and wheelchair user properties. Works are anticipated to start on-site during Summer 2019 and complete during Summer 2020.

Redevelopment Project 8 (NAC) the site has capacity for 80 affordable homes, providing general needs, amenity and wheelchair accommodation. Works are anticipated to start on-site during Spring 2020 and complete during Spring 2022. This site is currently confidential due to a requirement for public consultation and for acquisition of land.

Ardrossan Harbour, Montgomerie Street, Phase 2 (CHA) This site followed on from a successful Phase 1 development and will deliver 10 new homes which are due for completion in Winter 2018.

Sharphill Phase 3, Ardrossan (CHA) was acquired by CHA from the Council in 2006. The Association developed two phases of new build housing in 2008 and 2010. It was agreed that the third phase of land be left undeveloped until it became a priority for funding and has therefore been part of the Association's land bank until recently. Phase 3 is now being progressed to deliver 24 new houses and flats for rent on the site. Works will conclude on site during Winter 2018.

Ardoch Court, Stevenston (CHA) is a small brownfield site adjacent to Ardoch Crescent. The existing buildings have been demolished. It is anticipated that works will commence in Spring 2019 and conclude during Spring 2020. It is proposed that this 26

unit development will deliver a mix of general needs, amenity and wheelchair accommodation properties.

Sharphill Phase 4, Ardrossan (CHA) is a wider opportunity at Sharphill to deliver a further 75 new homes. This additional land was purchased in March 2017 and allows CHA to better masterplan the overall site area. The works are expected to commence on site during Spring 2020 and be complete during Spring 2021.

Parkend Gardens, Saltcoats (Link) is a 12 unit development located in close proximity to Saltcoats Town Centre and adjacent to North Ayrshire Council's new development at Canal Street, Saltcoats. It will deliver a mix of general needs, amenity and wheelchair accommodation. The site start is anticipated for Spring 2022 and completion in Spring 2023.

Confidential Site 2 (IHA) is a 60 unit development located in Saltcoats which will deliver a mix of general needs, amenity and wheelchair properties. Works are anticipated to start on-site during Spring 2022 and complete during Spring 2024. This site is currently confidential due to a requirement for public consultation and for acquisition of land.

North Coast

Ardrossan Road, Seamill (NAC) is located within a very high demand area of North Ayrshire. As part of the Council's Affordable Housing Policy, the Council is looking to secure 31 new homes within a wider residential development. The site is in close proximity to public transport links. The project is expected to commence in early 2019 and conclude early in 2020.

St Beya Gardens, Cumbrae (NAC) is Phase 2 of the award winning St Beya Gardens site. The site offers the opportunity to deliver an additional 15 houses on Cumbrae, and will comprise general needs, amenity and wheelchair liveable homes. Works are due to commence during Summer 2019 and complete during Winter 2020.

Flatt Road, Largs (NAC) will allow the provision of 122 new units in North Ayrshire's most highly pressured housing market. The project will provide a mix of general needs, wheelchair liveable and amenity properties. A sheltered housing complex with a community hub and a separate new supported accommodation will also be developed as part of the project. The central location is within walking distance to the beach and town centre, where a number of shops and restaurants are situated. It is expected that works will commence on-site during Spring 2019 and will be complete by Spring 2021.

St Colm's Place, Largs (NAC) will be demolished and re-built as part of the sheltered housing re-provisioning programme. The complex is located in a high demand area and centrally located with good transport links and access to the town centre. The existing accommodation is deemed an unsuitable housing option as it is not easily

accessible. The new complex will deliver up to 35 properties providing accessible accommodation for older people. It is expected that work will commence during Spring 2020 and complete by Spring 2021.

Balnagowan, Skelmorlie (CHA) is a greenfield site east of Golf Course Road. The site previously housed a single cottage which has since been demolished. The site was purchased by CHA in March 2017. This will represent the first affordable housing development in the town for some time. Works on the 27 unit development are due to commence in Autumn 2018 and complete during Spring 2020.

Portencross Road, West Kilbride (CHA) is a 35 unit development which will deliver a mix of general needs, amenity and wheelchair properties. The proposal is, in principle, in compliance with the emerging LDP land use however the inclusion of this site within the SHIP is subject to the site being retained in the adopted LDP. If approved, works are expected to commence early in 2022 and complete during Spring 2023.

Brisbane Glen Road, Largs (CHA) is a 20 unit development which will deliver a mix of general needs, amenity and wheelchair accommodation. The proposal is, in principle, in compliance with the emerging LDP land use however the inclusion of this site within the SHIP is subject to the site being retained in the adopted LDP. If approved, works are anticipated to start on-site during Spring 2023 and complete during Spring 2024.

Garnock Valley

Dickson Court, Beith (NAC) The sheltered housing complex in Beith town centre is a short walk away from a range of amenities. A total of 20 units are being upgraded to provide accessible accommodation for older people and an additional 2 new units will be created on the site. The communal areas are being fully redecorated and new windows and doors will be installed. Residents' homes will also be re-wired, kitchens will be re-designed and wet floor shower rooms will be provided. Residents will remain within the complex during the works, however they will move temporarily into an empty property for the duration of the works to their home. The works are underway and scheduled for completion in October 2018.

Kilbirnie Housing Office, Kilbirnie (NAC) will redevelop the centrally located Kilbirnie Housing Office into three amenity flats for older people. The staff from the office will be relocated within Kilbirnie Town Centre. It is anticipated that works will commence during Autumn 2018 and complete during Spring 2019.

Connell Court, Kilbirnie (NAC) will upgrade an existing sheltered housing complex. It is close to a number of amenities, including shops and transport links. The 17 units will be upgraded to provide accessible accommodation for older people. Residents will remain within the complex during the project, however they will move into an empty

property for the duration of the works to their home. The work commenced in August 2018 and is expected to be completed by Autumn 2019.

Watt Court & Former Dalry Primary School, Dalry (NAC) is a 49 unit project which will deliver a new state-of-the-art sheltered housing unit with a community hub, amenity housing, an area housing office, and supported accommodation. The new homes will replace the current sheltered housing complex and increase housing provision. The works will be phased to allow the existing residents to remain in their current homes until their new properties are finished. Works commenced on-site in April 2018 and are expected to be completed by Winter 2020.

Redevelopment Project 9 (NAC) is a 15 unit development in Kilbirnie. The site start is anticipated for Spring 2020 and the project is scheduled to complete during Spring 2021.

Arran

Brathwic Terrace, Brodick (NAC) will provide 30 affordable homes on Arran. The Council will seek additional Scottish Government funding for this project in order to meet the increased costs incurred for island development. The site is just a short distance away from a number of shops and cafes, as well as the ferry terminal. Works are anticipated to start during Summer 2019 and to complete during Winter 2020. This is the first Council housing development on the island since the stock transfer to Trust Housing Association (then Isle of Arran Homes).

Springbank Farm, Arran (Trust HA) is a 20 unit development by Trust Housing Association on Arran which is due to start during Spring 2020 and complete during Spring 2021.

Locality To Be Confirmed

Regeneration Project 1 (NAC) involves the regeneration of 100 properties. The locations will be determined following finalisation of the Regeneration Programme. The regeneration works are due to be complete by Spring 2024. A report to Cabinet outlining detailed proposals for the Regeneration Programme is scheduled during the course of financial year 2018/19.

