

North Ayrshire Council

Strategic Housing Investment Plan 2024 to 2029



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

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Introduction

The Strategic Housing Investment Plan 2024-2029 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.

For the second consecutive year, the Council and its partners have not included any additional new build housing in the Strategic Housing Investment Plan however the Council has increased its buyback programme and all North Ayrshire developing registered social landlords now have buyback programmes included within the plan. The Council and its registered social landlord partners have experienced significant affordability challenges and pressures. The rate of inflation and rising material costs have significantly impacted upon construction costs and project viability.

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 delays and increased costs 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 commits 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. The Council's Cabinet approved the latest [Local Housing Strategy 2023-28](#) 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 strategy	More homes at the heart of great places	Affordability and choice	Affordable warmth and zero emission homes	Improving the quality of all homes
Local Housing Strategy outcome	Our places support thriving and inclusive communities	Our people 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 residents, will recover and renew services by building upon the outcomes of the [Council Plan](#); committing to [Community Wealth Building](#); and committing to a Green New Deal.

Equalities

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. 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 2022-2023](#) notes that North Ayrshire has the second highest level of child poverty after housing costs 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 on the next page have influenced the final programme.

Key stakeholders



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



North Ayrshire Council departments, 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 new [Local Housing Strategy](#).

The Council invited site nominations for the plan from its registered social landlord partners. No new site nominations were received. All existing developments were considered on their individual merits, with reference to the development priorities set out within the [Local Housing Strategy](#) and any known constraints. Thereafter, the Council issued the draft plan to partners to review. 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 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:



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.



The Kings Arms in Irvine town centre will be redeveloped to provide six new amenity flats

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 being demolished in Irvine. Regeneration often results in higher development costs as sites require demolition, refurbishment or have significant constraints/ abnormal costs.

The Strategic Housing Investment Plan also includes the provision of funding for 250 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.



Fullarton tower block replacement in Irvine

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.

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 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 in discussion with a local landowner to develop 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 is being 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 task force membership includes the Scottish Government, local community groups and Arran registered social landlords. The group will develop an action plan to address any identified housing issues on the island.

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](#).



Wider action

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.

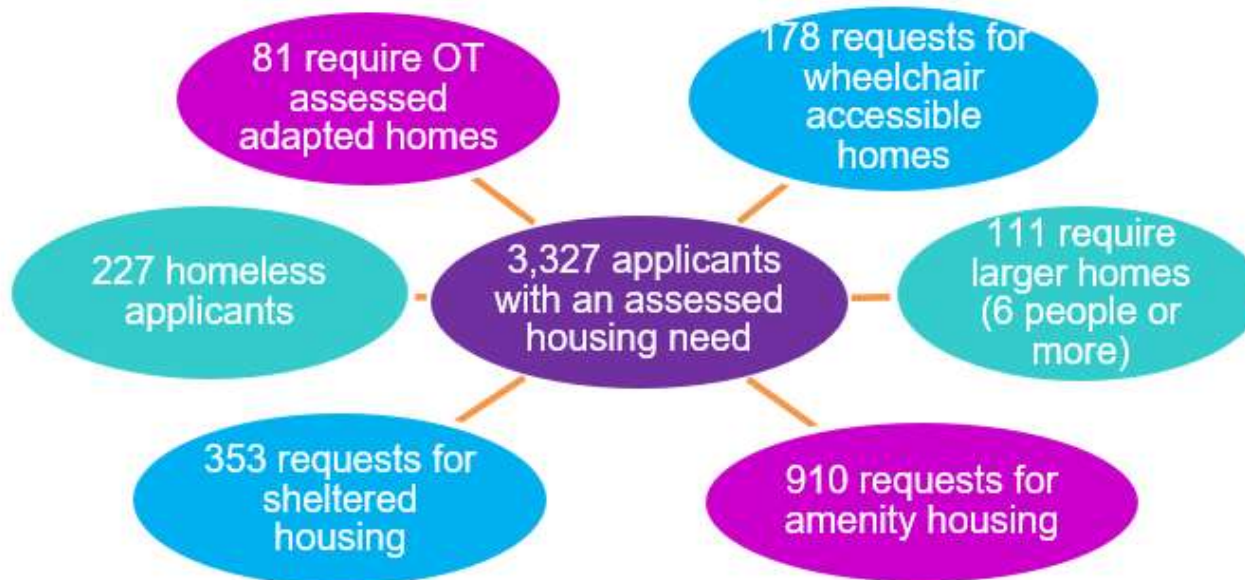
Affordability and choice

Housing demand

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 6,467 applicants on the North Ayrshire Housing Register on 31 March 2023, of these, 3,327 applicants had an assessed housing need. When transfer applicants are deducted 2,655 applicants remain (transfer applicants leave an existing social tenancy behind for reallocation when they are rehoused).

Figure 1 below details housing register applicant needs. Please note that the numbers are not mutually exclusive, for example, applicants can request both amenity and sheltered homes.

Figure 1: Applicant needs (Source: Housing Register, March 2023)

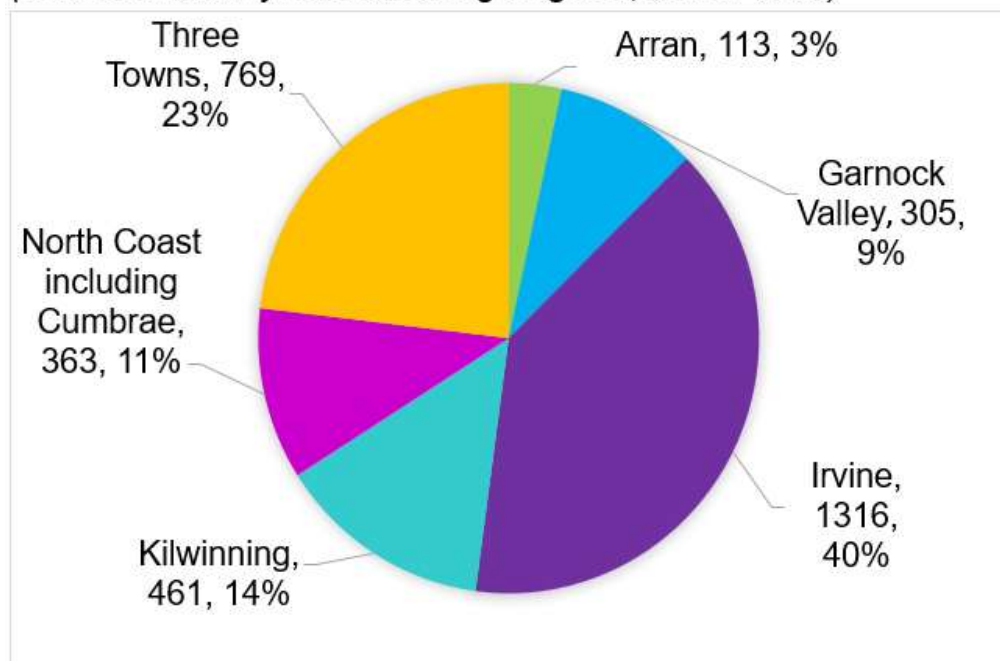


Location

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 below 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.

North coast, 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 2: Proportionate demand for social housing by locality
(Source: North Ayrshire Housing Register, March 2023)*

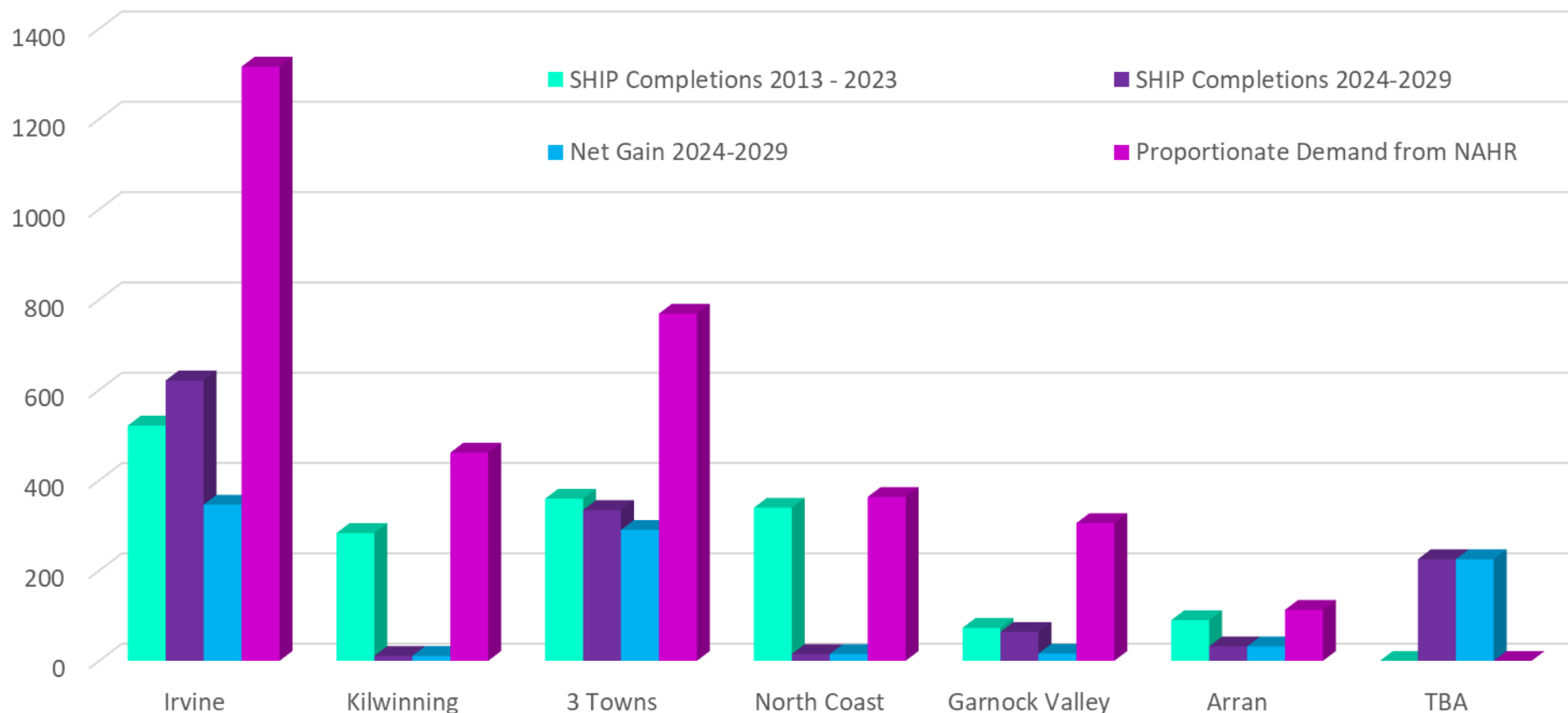


This work is underway for Arran through the Arran Housing Task Force, previously referenced in the 'Island communities' section of this document. The Council will assess the demand for further new build housing on Cumbrae during the lifetime of the plan.

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 below. 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 31 March 2023 and historic new build completions from April 2013 to March 2023.

Figure 3: 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 the table below based on proportionate demand.

Table 1: Proportionate housing demand by strategic bedroom need and locality (Source: North Ayrshire Housing Register, March 2023)

Number of Beds	Arran	Garnock Valley	Irvine	Kilwinning	North Coast	Three Towns	North Ayrshire
1	51%	55%	56%	55%	59%	59%	57%
2	16%	13%	15%	13%	16%	14%	14%
3	22%	19%	15%	18%	16%	15%	16%
4+	11%	13%	14%	14%	9%	12%	13%

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'.

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

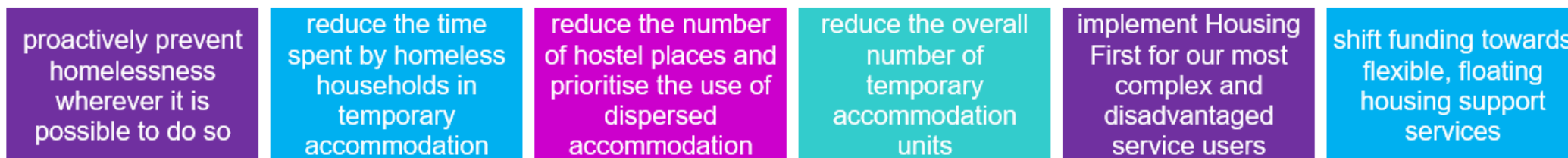
Number of Beds	Arran	Garnock Valley	Irvine	Kilwinning	North Coast	Three Towns	North Ayrshire
1	16%	13%	15%	13%	16%	14%	14%
2	51%	55%	56%	55%	59%	59%	57%
3	22%	19%	15%	18%	16%	15%	16%
4+	11%	13%	14%	14%	9%	12%	13%

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 will consider the need for housing for larger families in advance of the preparation of the Strategic Housing Investment Plan 2025 – 2030. The Council currently has plans to build four, five and six-bedroom homes within its development programme.

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.

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's Gypsy/ Traveller Accommodation Fund to seek funding for any necessary renovation or improvements when this is complete.

Housing for key workers

The Council will assess the need to bid for funding for housing for Key Workers through the Scottish Governments five year £25million fund during the lifetime of the Strategic Housing Investment Plan.

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 summer 2023, six new amenity bungalows were developed in Stevenston town centre. 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 4: 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.

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.

Table 3: Empty homes brought into use per annum 2020/21 to 2022/23

Duration empty	Under 6 months	6 to 12 months	1 to 2 years	2 to 5 years	5 to 10 years	10+ years	Total
2020/21	35	61	15	10	0	0	121
2021/22	18	71	136	109	0	0	334
2022/23	23	3	31	64	2	0	123

The Council has acquired three empty homes over the past three financial years which have been brought back into use as Council stock. Table 3, on the previous page, details the number of empty homes brought back into use in North Ayrshire from April 2020 until March 2023, 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.

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, one in four 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 Scottish Government has committed to introducing new powers for local authorities to cap the number of second homes in an area. The intention is to provide a tool to create a viable balance between the number of second homes and permanently occupied homes.

Alternative models of affordable housing delivery

Recognising that a suite of affordable housing solutions is required to meet the needs and aspirations of local people, the Council has embarked on a pilot project aimed at the private housing sector Home Ownership Made Easy 'HOME'.

Home ownership made easy (HOME)

The Council is reviewing the viability of the 'HOME (Home Ownership Made Easy)' project based on a model devised by Scottish Futures Trust. This shared ownership housing option aims to provide households the opportunity to purchase a stake in a home.

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 [Environmental Sustainability and Climate Change Strategy](#) 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. The benefits are currently being assessed, and the findings will be shared with partners to inform future developments.

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 5 opposite, sets out the transport priorities for sustainable transport in development.

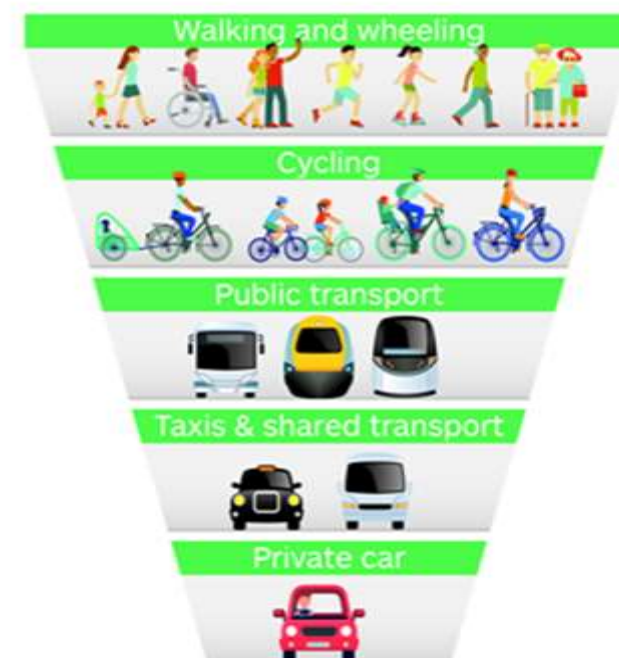
Improving the quality of our homes

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 180 (11% of new supply) new build homes suitable for wheelchair users since April 2013. The Strategic Housing Investment Plan 2024 – 2029 estimates the delivery of a further 172 (13% of new supply) homes suitable for wheelchair users.

Prioritising Sustainable Transport



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.

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.



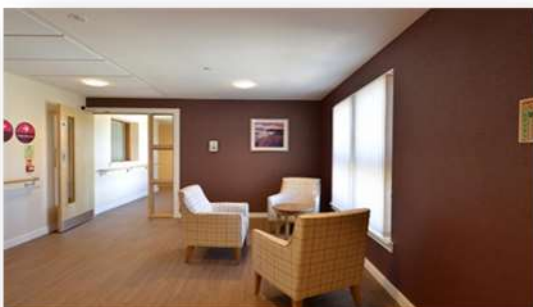
Housing for older people

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 283 (17% of new supply) amenity homes and 223 (13% 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 2024 – 2029 estimates the delivery of a further 311 (24% of new supply) amenity homes and 28 (2% of new supply) sheltered housing units.



Alongside the new build programme, the Council will continue to deliver its sheltered housing re-provisioning programme, which includes £25m investment in the refurbishment of sheltered housing units out with the Strategic Housing Investment Plan.



Dementia Friendly Design



Wet Floor Shower Rooms with Contrasting Fittings as Standard



Visiting Service Rooms

Extra care housing

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 outcomes 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 chose 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:

super-fast broadband

smart heating controls

automatic lights and blinds

an integrated home communications hub with:

video door
entry

video calls

electronic
welfare checks

enhanced
assistive
technology

safety
monitors and
sensors

electronic note
board and
calendar

android apps

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.

Projects from the Strategic Housing Investment Plan 2023-2028 which have not yet completed have been included in the new 2024-2029 plan. Thereafter, the Council will prioritise all projects which are considered deliverable and meet the strategic goals outlined above.

SHIP funding streams

Affordable housing supply programmes

The Scottish Government has committed £47.313m funding for North Ayrshire from April 2023 to March 2026 (see table 4 below). The Strategic Housing Investment Plan is based on projected grant funding of £124.000m. Funding for Council projects not yet at tender stage has been assumed at benchmark plus annual Scottish Social Housing Tender Price Index inflation which has been assumed at 3.7% for 2024/25. 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.

To meet the requirement for 'slippage', in accordance with Scottish Government guidance, the Council has over committed the funding within the Strategic Housing Investment Plan. 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 per annum 2023/24 to 2025/26 and assumptions for 2026/27 to 2028/29

Financial Year	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
RPA	£15,648,000	£15,702,000	£15,963,000	£23,500,000	£25,500,000	£27,687,000

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. The table below 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	2020/21	2021/22	2022/23	2023/24	Total
Number of units supported	0	0	34	34	34*
Funding value	0	0	£47,500	£18,750	£76,250

As at 31 March 2023 the Council had £0.019m 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 and its partners do not have any current plans to seek funding from the Housing Infrastructure Fund.

Council tax on second and empty homes

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, on the next page, 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 6: Projects supported by Council Tax on empty and second homes April 2020 to March 2024

Intentionally blank	2020/21	2021/22	2022/23	2023/24	Total
Number of units supported	191	469	321	27	927*
Funding from Council Tax levy on second homes and empty homes	£1,252,078	£2,024,139	£541,320	£166,812	£3,984,349

As at 31 March 2023 the Council had £2.038m of funding from the Council Tax levy on second and empty homes and an estimated annual income of £0.978m. The Council will utilise the funds to support Council projects within the Strategic Housing Investment Plan and partner developments, where appropriate.

*Please note that a number of the projects supported spanned two financial years so the total number of units was 927.

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

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 North Ayrshire approved SHIP is held by the Executive Director (Place) and the Cabinet Member for Green Environment and Economy.

Development projects

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

Irvine & Kilwinning

Project	Timeline	Site Information
Harbourside, Irvine (NAC) 71 units	Site Start: October 2020 Completion: 12 April 2023	The intergenerational development with a particular focus on older people's housing provision delivered amenity bungalows, sheltered housing, general needs houses and homes for wheelchair users. The high-demand area is a short walk from Irvine beach park, train station, shopping mall and town centre.
Bourtrees Hill Village, Irvine (NAC) 32 units	Site Start: Autumn/ winter 2024 Expected Completion: Autumn/ winter 2028	The site will see the regeneration of the Bourtrees Hill Village area of Irvine. The site is expected to deliver new retail provision and 32 new homes.
Corsehillhead, Kilwinning (NAC) 7 units	Site Start: Early 2024 Expected Completion: Early 2025	The site will deliver a mix of general needs and amenity accommodation in the Corsehill area of Kilwinning.
Montgomerie Park, Irvine (NAC) 189 units	Site Start: Summer 2024 Expected Completion: Winter 2027	This site will provide a mix of general needs, amenity, and wheelchair user accommodation.
Ayrshire Central, Irvine (NAC) 202 units	Site Start: Spring 2024 Expected Completion: Spring 2027	Located in a high demand area, this site will deliver a mix of general needs, amenity, and wheelchair properties at the Ayrshire Central, Irvine site.
Stanecastle, Irvine (NAC) 31 units	Site Start: Early 2024 Expected Completion: Summer 2025	This site will deliver a mix of general needs, amenity, and wheelchair user accommodation on the site of the former Stanecastle School.
Fullarton Street, Irvine (NAC) 62 units	Site Start: Early 2025 Expected Completion: Summer 2026	This project will deliver a mix of general needs, amenity, and wheelchair accommodation on the former Irvine High Flats site.
King's Arms, Irvine (NAC) 6 units	Site Start: Early 2024 Expected Completion: Spring/ summer 2025	This project involves the regeneration of a prominent town centre building to deliver six amenity flats.

Project	Timeline	Site Information
Confidential Site 1 (Cairn) 10 units	Site Start: Spring 2024 Expected Completion: Early 2025	This development will provide general needs, amenity, and wheelchair accommodation. This site is currently confidential due to a requirement for planning consent and for acquisition of land.
Confidential Site 3 (Cairn) 4 units	Site Start: Spring 2025 Expected Completion: Spring 2026	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.
Bank Street, Irvine (CHA) 16 units	Site Start: Spring 2025 Expected Completion: Spring 2026	This town centre regeneration project in Irvine was previously allocated for Riverside. CHA is currently determining the viability of delivering 16 new homes for affordable rent as Riverside are no longer able to progress the scheme.

Three Towns

Project	Timeline	Site Information
Afton Court, Stevenston (NAC) 6 units	Site Start: Winter 2022 Completion: 24 July 2023	This town centre regeneration project delivered 6 amenity bungalows, recognising the highly accessible nature of this location. Modular construction was utilised to reduce the time on site and the impact of works on surrounding residents and businesses.
James McFarlane, Saltcoats (NAC) 19 units	Site Start: Early 2024 Expected Completion: Summer 2025	The site of the former James McFarlane school will provide general needs, amenity, and homes suitable for wheelchair accommodation close to Ardrossan town centre.
James Reid, Saltcoats (NAC) 47 units	Site Start: Early 2024 Expected Completion: Summer 2025	The site of the former James Reid school and the former Focus Centre will provide general needs, amenity, and wheelchair accommodation.
Glebe Place, Saltcoats (NAC) 8 units	Site Start: Spring 2027 Expected Completion: Winter 2028	This regeneration project which includes the demolition of low demand flats can accommodate approximately 8 new affordable homes close to Saltcoats town centre.
Regeneration Project 1d, Ardrossan (NAC) 36 units	Site Start: Autumn 2025 Expected Completion: Spring 2027	This project provides a regeneration opportunity for 36 affordable homes, comprising general needs, amenity, and wheelchair accommodation.
Nursery Place (Regen 1e), Ardrossan (NAC) 6 units	Site Start: Spring 2026 Expected Completion: Spring 2027	This regeneration opportunity can accommodate approximately 6 new affordable homes.
Grange Court, Stevenston (NAC)	Site Start: Spring 2026 Expected Completion:	This regeneration opportunity can accommodate approximately 6 new affordable homes.

Project	Timeline	Site Information
6 units	Spring 2027	
Sharphill Phase 5, Saltcoats (CHA) 100 units	Site Start: Autumn 2027 Expected Completion: Spring 2029	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.
Green Street, Saltcoats (CHA) 24 units	Site Start: March 2022 Expected Completion: 28 August 2023	The 24 new amenity homes developed in Saltcoats town centre were completed during August 2023.
Garven Road, Stevenston (CHA) 20 units	Site Start: Autumn 2023 Expected Completion: Autumn 2024	This site was formerly known as Confidential Site 8 and has capacity to deliver 20 new homes.
Confidential Site 10, Ardrossan (CHA) 50 units	Site Start: Spring 2026 Expected Completion: Autumn 2027	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 2024 Expected Completion: Early 2025	This development is in close proximity to Saltcoats town centre and adjacent to North Ayrshire Council's new development at Kyleshill Court, Saltcoats. It will deliver a mix of general needs, amenity and wheelchair accommodation.

North Coast

Project	Timeline	Site Information
Former Largs Police Station (NAC) 12 units	Site Start: 29 August 2022 Completion: 18 September 2023	Work completed during September 2023 at the former Largs Police Station site delivering 12 amenity flats in the high demand, town centre, location.

Garnock Valley

Project	Timeline	Site Information
Former Garnock Academy, Kilbirnie (NAC) 50 units	Site Start: Early 2024 Expected Completion: Winter 2025	The site of the former Garnock Academy will see the development of a mixture of general needs homes, amenity bungalows and homes suitable for wheelchair users.
Laburnum Avenue, Beith (NAC) 7 units	Site Start: Early 2024 Expected Completion: Early 2025	This development will regenerate low demand flatted accommodation to deliver 7 new affordable homes in Beith.

Project	Timeline	Site Information
Newhouse Drive, Kilbirnie (NAC) 7 units	Site Start: Early 2024 Expected Completion: Early 2025	This development will regenerate low demand flatted accommodation to deliver 7 new affordable homes in Kilbirnie.

Arran

Project	Timeline	Site Information
Springbank, Brodick (Trust HA) 26 units	Site Start: Early 2025 Expected Completion: Winter 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.

Locality to be confirmed

Project	Timeline	Site Information
Unallocated Regeneration Block (NAC) 15 units	Site Start: Autumn 2025 Expected Completion: Autumn 2027	This involves the regeneration of 15 properties to deliver a mix of general needs, amenity bungalows and homes suitable for wheelchair users. The locations for these projects have still to be finalised.
Regeneration Project 3 (Riverside) 30 units	Site Start: Spring 2026 Expected Completion: Spring 2029	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.
Unallocated CHA Block (CHA) 92 units	Site Start: Spring 2025 Expected Completion: Winter 2026	The 92 units have been allocated within the SHIP to replace Confidential Sites 9 and 11 which were not viable. This will provide CHA with capacity for future development as the association identifies suitable sites.

Progress update

The Council has made a commitment to develop 1,625 new homes by 2028. Good progress has been made towards achieving this target, with 831 new Council homes built as at 31 March 2023. The tables below detail the Council and its partners progress to date (excluding sites which are noted for completion during 2023/24 within the Strategic Housing Investment Plan 2019 – 2024).

Locality	Pre 2018/19	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	Total
Arran	56	0	0	0	0	34	0	90
Garnock Valley	24	0	0	49	0	0	0	73
Irvine	250	0	111	0	83	0	77	521
Kilwinning	68	64	0	0	0	151	0	283
North Coast	85	26	58	0	141	29	0	339
Three Towns	84	126	0	28	105	16	0	359
Total Units	567	216	169	77	329	230	77	1,665

New supply by house type	Units	%
General needs	934	56.1%
Amenity housing	283	17.0%
Sheltered housing	223	13.4%
Supported accommodation	62	3.7%
Wheelchair user	85	5.1%
Ground floor living (wheelchair user)	45	2.7%
Other adapted	10	0.6%
Other	7	0.4%
New Supply Shared Equity (NSSE)	16	1%
Total	1,665	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 Bungalow	Ground Floor Living	Other	Total Units	Completion year
Copeland Crescent, Millport	North Coast	0	11	0	0	1	0	0	12	2013/14
Redstone Avenue, Kilwinning	Kilwinning	37	3	0	0	2	4	0	46	2014/15
John Galt PS, Irvine	Irvine	64	10	0	0	6	0	0	80	2014/15
Stevenston Institute, Largs	North Coast	0	11	0	0	0	0	0	11	2015/16
Dickson Drive, Irvine (Phase 1)	Irvine	6	2	0	0	0	0	0	8	2015/16
Kiln Court, Irvine	Irvine	0	0	16	0	0	0	0	16	2015/16
Montgomery Court, Kilbirnie	Garnock Valley	0	8	16	0	0	0	0	24	2016/17
Fencedyke, Irvine	Irvine	19	10	0	0	3	3	0	35	2017/18
Glencairn House, Stevenston	Three Towns	0	0	28	0	0	0	0	28	2018/19
Canal Court, Saltcoats	Three Towns	0	0	36	0	0	0	0	36	2018/19
Ardrossan Road, Seamill	North Coast	25	5	0	0	1	0	0	31	2019/20
Dickson Drive, Irvine (Phase 2)	Irvine	14	3	0	0	4	3	0	24	2019/20
Watt Court & Former Dalry Primary School	Garnock Valley	0	8	22	15	0	0	4	49	2020/21
Dalrymple Place, Irvine	Irvine	0	0	24	0	9	0	0	33	2021/22
St Beya, Cumbrae	North Coast	3	9	0	0	3	3	0	18	2021/22
Springvale, Saltcoats	Three Towns	6	2	0	0	2	4	0	14	2021/22
Flatt Road, Largs	North Coast	49	16	28	22	5	2	1	123	2021/22
Former Towerlands Primary School, Irvine	Irvine	20	12	0	0	5	13	0	50	2021/22
Brathwic Terrace, Arran	Arran	17	8	0	0	2	7	0	34	2022/23

Completed North Ayrshire Council projects	Locality	General Needs	Amenity	Sheltered	Supported	Wheelchair User Bungalow	Ground Floor Living	Other	Total Units	Completion year
St Michael's Wynd, Kilwinning	Kilwinning	34	2	24	10	2	6	1	79	2022/23
St Colm's Place, Largs	North Coast	0	0	29	0	0	0	0	29	2022/23
Caley Court, Stevenston	Three Towns	0	0	0	15	0	0	1	16	2022/23
Total	Locality	294	120	223	62	45	45	7	796	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	2013/14
Vineburgh Phase 3, Irvine (CHA)	Irvine	43	10	0	0	10	63	2013/14
Jetty Road, Fairlie (CHA)	North Coast	10	3	0	0	0	13	2014/15
Benlister Road, Lamlash (Riverside)	Arran	50	0	0	0	6	56	2014/15
Vineburgh Phase 4, Irvine (CHA)	Irvine	41	6	1	0	0	48	2014/15
Pennyburn (Regeneration new build) (Riverside)	Kilwinning	21	0	1	0	0	22	2015/16
Waterside Street, Largs (CHA)	North Coast	0	12	0	0	0	12	2015/16
Seamore Street, Largs (CHA)	North Coast	8	3	0	0	0	11	2016/17
Ardrossan Harbour Phase 1 (CHA)	Three Towns	55	13	2	0	0	70	2017/18
New Street, Stevenston (CHA)	Three Towns	7	7	0	0	0	14	2017/18
Nelson Street, Largs (CHA)	North Coast	7	5	2	0	0	14	2018/19
Corsehillhead, Kilwinning (CHA)	Kilwinning	57	5	2	0	0	64	2018/19
Ardrossan Harbour Phase 2 (CHA)	Three Towns	2	4	4	0	0	10	2018/19
Sharphill Phase 3, Saltcoats (CHA)	Three Towns	19	3	2	0	0	24	2018/19
Stanley P.S., Ardrossan (CHA)	Three Towns	24	2	2	0	0	28	2018/19
Victoria Hotel, Largs (CHA)	North Coast	0	12	0	0	0	12	2018/19
Balnagowan, Skelmorlie (CHA)	North Coast	25	0	2	0	0	27	2019/20
Tarryholm Phase 1, Irvine (Riverside)	Irvine	61	14	2	10	0	87	2019/20
Ardoch Court, Stevenston (CHA)	Three Towns	26	0	2	0	0	28	2020/21
Corrie Crescent (Charitable Bond) (CHA)	Three Towns	12	1	0	0	0	13	2021/22
Glebe, Saltcoats (CHA)	Three Towns	0	0	2	0	0	2	2021/22
Sharphill Phase 4, Saltcoats (CHA)	Three Towns	65	5	6	0	0	76	2021/22
West Byrehill, Kilwinning (CHA)	Kilwinning	59	8	5	0	0	72	2022/23
Tarryholm Phase 2, Irvine (Riverside)	Irvine	32	40	5	0	0	77	2023/24
Total	Locality	640	163	40	10	16	869	Completion Year

