

PERTH AND KINROSS COUNCIL

Housing & Communities Committee

10 November 2021

Strategic Housing Investment Plan 2022/23- 2026/27

Report by Depute Director (Communities) (Report No. 21/207)

This report seeks Committee approval of the Perth and Kinross Council Strategic Housing Investment Plan (SHIP) for the period 2022/23 to 2026/27.

1. BACKGROUND / MAIN ISSUES

- 1.1 The purpose of the Strategic Housing Investment Plan (SHIP) 2022/23 – 2026/27 is to set out our investment priorities for affordable housing over the next five years which will assist us to achieve the outcomes that are set out in the Local Housing Strategy (LHS).
- 1.2 Good quality affordable homes can have a positive impact on quality of life. With demand for housing in Perth and Kinross continuing, and the housing needs of our communities becoming increasingly complex our commitment to providing a range of affordable housing options remains a key strategic priority. We therefore remain committed to building more homes and overseeing a long-term programme of new affordable housing development to meet local needs and to support the Scottish Government's Housing to 2040 strategy.
- 1.3 During 2020/21 we continued to work with our partners to support the delivery of outcomes set out within our SHIP, investing just under £17 million on affordable housing across Perth and Kinross. Of the 124 homes completed during 2020/21 all were social rented homes, of which 24 were suitable for people with limited mobility.
- 1.4 The Council has a strong track record in delivering the priorities set out within the SHIP; during the period 2016/17 – 2020/21 963 affordable homes were delivered. This equated to an average of 193 affordable homes per year, 43 affordable homes per year over our annual target of 150.
- 1.5 The impact of new affordable housing supply has been to enable many people to access good quality housing of a type and in an area suitable for their current and future households needs, enabling them to live independently at home for longer.
- 1.6 The revised SHIP has been developed in partnership with Registered Social Landlords (RSLs), the Perth and Kinross Health and Social Care Partnership, Planning, and Housing Services.

- 1.7 The SHIP is designed to be a working tool which:
- improves longer-term strategic planning
 - provides a practical plan detailing how investment in affordable housing will be directed
 - provides an opportunity for Perth and Kinross Council (PKC) to set out key investment priorities for affordable housing, demonstrating how these will be delivered and the resources which will help deliver these priorities
 - forms the basis for more detailed programme planning
 - provides a focus for partnership working
 - informs, and is informed by, the preparation of Registered Social Landlord (RSL) development funding plans
 - informs the allocation of resources from a national to a local authority level.
- 1.8 Confirmation of our Resource Planning Assumption (RPA) was announced during July 2021 by the Scottish Government amounting to £19.298million for the 2021/22 Financial Year. Future years subsidy (2022/23 – 2026/27) amount to £83.708m funding, to assist new affordable housing within Perth and Kinross.
- 1.9 The Council aims to increase the scale and pace of delivery of affordable housing over the next five years.
- 1.10 All projects identified as priorities for funding over the 5-year period are identified in the Tables (Appendix 1) and formally recorded via the Scottish Governments Housing and Regeneration Programme.
- 1.11 Projects included within the SHIP include affordable housing supply through new build, replacement, renovation, and re-modelling. This information will be used by the Scottish Government to draft a Strategic Local Programme (SLP) agreement. Once agreed, the SLP will form the basis of the Councils and our partner RSL Programme Agreements.

2. PROPOSALS

The Strategic Context

- 2.1 The LHS 2016-2021 sets out how Perth and Kinross Council and its partner RSLs will continue to deliver our vision that:
- ‘we want to make Perth and Kinross a place where people will have access to good-quality, energy efficient housing which they can afford, that is in a safe and pleasant environment. People will have access to services that will enable them to live independently and participate in their communities’.*
- 2.2 This vision will be achieved through a set of outcomes which reflect local priorities, national policy objectives and provide a clear strategic direction for the SHIP 2022/23 – 2026/27. The outcomes are:

- **Supply of Housing and Sustainable Communities.** More affordable homes and well managed stock to ensure that homes are the size, type and location people want to live in with access to suitable services and facilities.
 - **Housing and Homelessness.** Communities are safe and secure for residents of Perth and Kinross with access to good-quality, affordable accommodation with the necessary support in place to sustain them in their homes and prevent them from becoming homeless.
 - **Independent Living.** People live independently at home for as long as possible with help from the community and local support networks.
 - **House Condition, Fuel Poverty and Climate Change.** Residents of Perth and Kinross live in warm, dry, energy efficient and low carbon.
- 2.3 A range of key strategic and planning documents including the Strategic Development Plan (SDP), the Local Development Plan (LDP), the Housing Land Audit and the Perth and Kinross Health and Social Care Partnership Strategic Investment Plan have also informed the SHIP.
- 2.4 The Child Poverty Action Plan influences investment priorities for affordable housing with a focus on ensuring housing costs are minimised and that we invest in areas where poverty is high. We will do this by:
- increasing the supply of affordable homes within Perth and Kinross by achieving as a minimum the Building Technical Silver Standard (Aspects 1 & 2) to address fuel poverty.
 - continuing to build on the success of Home First to reduce the potential impact of homelessness on families.
- 2.5 The strategic decision making also considers the wider impact of new development planning on poverty and how we can reduce inequalities caused by socio-economic disadvantage. The Council aspires to improve social cohesion and reduce child poverty via careful design layouts that considers transport, access to services, and aiding economic growth and opportunities for the future. As such, our investment priorities are reflected by significant regeneration investment in areas where levels of child poverty are the highest.

Housing Need and Demand

- 2.6 The Perth and Kinross Housing need and Demand Assessment (HNDA) was carried out across the Tayplan area which includes Angus, Dundee, Perth and Kinross and Northern Fife.
- 2.7 For development planning purposes the Perth and Kinross housing market is considered in terms of five Housing Market Areas (HMAs) (Appendix 2 provides a list of the HMAs) and the need for additional housing is reported at this level. The report on our most recent HNDA is due to be complete by the

end of October 2021 and this information will be used to inform Housing Supply Targets to be adopted in our revised LHS to be completed in 2022.

- 2.8 The LHS sets a Housing Supply Target for the period 2022-26 which determines the type of market and affordable housing required to meet housing need and demand throughout the LHS period. This includes the level of affordable housing required to meet need and a target for the delivery of affordable homes for households with particular needs.
- 2.9 The forecast from the 2022/23 – 2026/27 SHIP aims to deliver 1398 Affordable Homes, on average 280 affordable homes per year. Due to a number of factors and influences, such as land acquisition and planning processes this over planning approach provides greater opportunity to meet agreed targets.
- 2.10 Our Vacant Property Development Team provide advice and assistance to owners of long-term empty properties. Having empty homes as an integral part of affordable housing provision ensures a coordinated approach within Perth and Kinross. Through Vacant Property Feasibility Grants, funding of professional fees for owners enables them to undertake feasibility studies to enable repairing or re-purposing of their empty properties. Initiative grants also enable owners to upgrade or repair their properties in return for the properties being let through the Rent Bond Guarantee Scheme for a period of 5 years, not exceeding current Local Housing Allowance rent levels. PKC's aim is to bring back 130 privately owned empty properties back into use as housing each year.
- 2.11 The housing needs and accommodation requirements of Gypsy/Traveller communities continues to be a key priority. Although there are no plans in the current SHIP for affordable homes for Gypsy/Travellers, consultation with the Gypsy Traveller community is ongoing and the Local House Condition Survey will also inform future plans. Information obtained will be used to plan future investment and maintenance of existing sites. Recognising that needs may change, we will continue to monitor the position and be ready to embrace any required actions through new LHS guidance.

Wheelchair & Particular Needs Housing

- 2.12 The Council remains committed to increasing the supply of wheelchair accessible homes in accordance with requirements set out in the Scottish Government Guidance Note MHDGN 2019/02.
- 2.13 Work is underway with our RSL partners to deliver wheelchair accessible homes across urban and rural Perth and Kinross. Through our Strategic Local Plans, the aim is to ensure that where possible, 10% of all homes built are suitable for people with particular needs, such as wheelchair users, where this can be met within affordable housing development sites.
- 2.14 Improvements in information on the requirement for wheelchair accessible homes alongside demographic information has developed a clearer picture of

the future requirement for wheelchair accessible housing. This will be incorporated into the 2022-27 LHS to support developers to include specialist housing provision in private sector developments.

Rapid Rehousing Transition Plan Priorities (RRTP)

- 2.15 In order to address the key Homelessness and Rough Sleeping Action Group (HARSAG) recommendations, our strategic housing priorities are aligned with the RRTP, and ensure that the new supply of affordable housing is fully integrated within our Home First approach.
- 2.16 Home First was introduced in 2017 to assist homeless households move straight into settled accommodation, thus avoiding the use of temporary accommodation. Minimising the duration, impact, stigma, and cost of homelessness is the key objective as well as ensuring the best outcome for homeless households.

Partnership Working, Consultation and Collaboration

- 2.17 The SHIP has been developed and implemented through close partnership working with the Scottish Government, RSLs, Perth and Kinross Health and Social Care Partnership and the Councils Housing and Planning teams. A number of mechanisms are in place to ensure that a range of partners are involved in the ongoing delivery of the SHIP.
- 2.18 We have a strong history of partnership working with RSLs and internal and external partners to deliver the housing programme. Five of our RSL partners currently have active projects within the SHIP and an interest to continuing the partnership working to develop affordable housing within Perth and Kinross. These partner RSLs are also full members of our Common Housing Register and all homes completed in Perth and Kinross are let through the Common Allocation Policy.
- 2.19 We are working with other RSL's, not previously involved in the delivery of affordable housing within the Perth and Kinross area, that have expressed an interest to assist in delivering affordable housing within the HMAs during the period of the SHIP.
- 2.20 Regular liaison meetings take place with the RSL partners and they continue to engage with our Affordable Housing Enablers about possible future development opportunities. The monthly liaison meetings bring together all partners to discuss the wider programme and strategic issues including updates from the Scottish Government, Scottish Water and other partner agencies such as the Health and Social Care Partnership. Every two months the group meets with the Scottish Government to discuss the programme and key requirements throughout the programme year. The main focus is specific project issues relating to planning, public utilities and slippage impacting current/future year funding.

- 2.21 This structure provides a proactive approach to monitoring project progress and compliments discussions on strategic issues affecting the delivery of affordable housing in Perth and Kinross.
- 2.22 In developing the SHIP 2022/23 – 2026/27 all RSLs submitted project proposals which were assessed alongside Council projects by the New Build Project Board (NBPB) see Appendix 3. The NBPB assessed proposed projects through the SHIP Prioritisation Framework (See Appendix 4) and approved projects for inclusion within the SHIP.
- 2.23 The Perth and Kinross multi-agency Independent Living Panel are key to informing the development of the SHIP. They meet monthly and provide an integrated approach to meeting the housing, health and social care needs of people assessed as requiring support to enable them to live as independently as possible in their own home or within specialist provision. The Panel reviews, analyses and authorises the allocation of appropriate housing provision for individuals as requiring specialist housing, care, and support in order to live independently in Perth and Kinross.
- 2.24 The Independent Living Panel:
- ensures that an overview of demand and supply for independent living needs in Perth & Kinross is maintained and regularly reviewed.
 - provides a link between NHS, the Council, HSCP and third sector partners to ensure a joined-up approach and co-design of housing solutions for those with specialist housing, care, and support needs.
 - links with the New Build Programme to ensure gaps in service provision are met effectively to inform the future planning and development of services.
- 2.25 Frequent meetings take place with developers to discuss development sites and how housing developments can contribute to LHS priorities through inclusion of their proposed developments in the SHIP. The Council have procured housing through the Scottish Procurement Framework as well as through Section 75 agreements being made with Developers in fulfilling the requirements of the Affordable Housing Policy.
- 2.26 In taking forward the LHS and the SHIP, workshop events are organised to consult a wide audience of partners and community representatives on the objectives of the strategy and agree how objectives can best be addressed.
- 2.27 The SHIP document is widely circulated, and comments are invited ahead of finalisation.

Review Mechanism – Response & Resolution of Constraints

- 2.28 Regular reviews of affordable housing projects, both internally and with RSL Partners take place to ascertain progress through monthly meetings. Tripartite meetings with officers from the Council, RSLs and the Scottish Government take place every 2 months.

2.29 The frequent, formal review process assists identification of constraints and potential slippage in the programme at an early stage. Early contact and liaison with internal stakeholders such as Planning or external stakeholders such as Scottish Water has assisted in resolving constraints and achieving effective programme management outcomes.

Affordable Housing Supply Programme (AHSP)

2.30 The AHSP Resource Planning Assumption (RPA) for 2021/22 is £19.298m. Future years 2022/23 – 2025/26 RPA funding was agreed during July 2021

2.31 Scottish Government Guidance MHDGN 2019/04 advises to use the 2025/26 RPA as the basis for funding from April 2026 until the 2026/27 RPA is announced.

2.32 It is felt prudent to take a conservative approach for future years within the SHIP until further information on RPA levels post 2026 is known, in order to avoid abortive work or other cost risks.

2.33 The Affordable Housing Enablers continue to identify additional projects which could be brought into the programme.

2.34 The Scottish Government funding required to deliver the proposed affordable Housing projects as outlined within the SHIP 2022/23 – 2026/27 is detailed below:

Financial Year	Resource Planning Assumption
2022/23	£16,634,000.00
2023/24	£16,587,000.00
2024/25	£16,645,000.00
2025/26	£16,921,000.00
2026/27*	£16,921,000.00
5 Year RPA Funding	£83,708,000.00

*Used 2025/26 RPA as per Guidance

2.35 The Council alongside its RSL partners has sought to be as realistic as possible in detailing the likely programme. Projects that have been assessed as having completions by March 2022 have been programmed within the first year of this SHIP. Years 2 and 3 of the SHIP see the conclusion of large projects with a fewer number of projects detailed in later years. It should be noted that the SHIP is reviewed every year.

2.36 In consultation with the Scottish Government, we will continue to manage the AHSP in conjunction with its Housing Capital Plan, Housing Revenue Account investment, Council Tax 2nd Homes Funds and Commuted Sums to support and maximise delivery of affordable housing in priority areas during the SHIP period.

Funding Resources, Housing Revenue Account, Developer Contributions and Council Tax (Second Homes)

2.37 Funding Resources to support delivery of SHIP priorities are summarised:

Housing Revenue Account (HRA)

2.38 Prudential borrowing via the HRA is the key funding component used in addition to Scottish Government Housing Subsidy to support the delivery of new affordable homes for local authority affordable housing.

Developer Contributions

2.39 Applications, that meet published criteria, can be made to the Council to support the delivery of affordable homes from Developer Contributions (DCs). Information on applications received over the past year in respect of supporting the delivery of affordable homes are detailed below:

DEVELOPER	PROJECT	AFFORDABLE HOMES	HMA & Financial Year	DCS Used £
Caledonia Housing Association	Atholl Road, Pitlochry	12	Highland HMA 2020/21	£158,916.00
Hillcrest Homes	Muirton Off the Shelf Purchases	10	Perth HMA 2020/21	£150,000.00
Hillcrest Homes	Muirton Off the Shelf Purchases	12	Perth HMA 2020/21	£180,000.00
Feasibility / Consultation Initiatives	Various	N/A	Highland HMA 2020/21	£8,500.00

2.40 As of 01 April 2021 there is £2,413,515.00 available within Developer Contributions to assist in bringing forward affordable housing developments throughout Perth and Kinross. Policy requires these funds to be invested in the same Housing Market Area they were collected.

Council Tax Reserve Income from the Reduction of Discount for Empty and Second Homes

2.41 PKC have funding available through income raised each financial year from Council Tax (Empty Homes and 2nd Homes). This funding assists in supporting the delivery of all affordable homes delivered by PKC (new build and Empty Homes).

- 2.42 These funds are used to support the Vacant Property Development Team bring empty homes back into use for housing. The following empty properties have been brought back into use as housing through assistance of these funds:

Financial Year	Empty Homes Brought Back into Use
2015/16	149
2016/17	138
2017/18	146
2018/19	145
2019/20	139
2020/21	93
TOTAL	810

- 2.44 As of 01 April 2021 the balance of funds remaining from Council Tax for the delivery of affordable housing was £3,416,000.00. Since 2015/16 PKC through the delivery of New Build affordable housing and Empty homes, PKC have enabled funding of £6,253,000.00 from this fund to assist with the delivery of affordable homes.

Affordable Housing Policy

- 2.45 The Developer Contributions and Affordable Housing Supplementary Guidance (2020) sets out the contribution that developers must make towards the delivery of affordable housing as a condition of securing planning approval for a new build development. The Supplementary Guidance requires new housing developments within Perth and Kinross to provide a 25% Affordable Housing Contribution.
- 2.46 Affordable Housing can include a variety of forms, such as social rent, shared equity, housing for discounted sale, mid-market/intermediate rent, and self build plots. Sites delivered through the Supplementary Guidance make a significant contribution to the SHIP.
- 2.47 The Council considers the contribution that developer contributions (commuted Sums) make to the delivery of affordable housing in Perth and Kinross. We continue to utilise contributions resulting from the Supplementary Guidance to support the delivery of affordable homes within its own programme and with RSL partners where appropriate.
- 2.48 The Supplementary Guidance was adopted during 2020. Whilst not an Affordable Housing Policy requirement, it does highlight the significant demand for smaller properties suitable for applicants who have medical, disability or support needs. Where there is evidence for particular needs housing, appropriate provision will be sought from new affordable housing under the Supplementary Guidance.

SHIP Prioritisation Framework

- 2.49 The SHIP Prioritisation Framework (See APPENDIX 4) is a tool for prioritising investment that assesses potential affordable housing proposals across PKCs strategic aims and objectives, deliverability, and community benefits.
- 2.50 All proposals are assessed against the Prioritisation Framework and recommendations are made to the New Build Project Board for a decision whether to include in the SHIP.
- 2.51 The assessment of projects considers the following:-
- whether the development assists with the delivery of LHS Outcomes
 - strategic priority
 - the extent to which the development addresses housing need
 - site attributes
 - whether planning approval is in place
 - funding requirements
 - deliverability
- 2.52 The Prioritisation Framework is not intended to provide the only assessment of priority and we will continue to balance its investment decisions through a mixture of Council, RSL and developer delivery and by considering a range of affordable housing tenures to meet housing need across all the HMAs
- 2.53 In recognising the need for housing to address particular needs, including wheelchair accessible homes, projects which provide this type of housing will attract extra points under the scoring criteria (see details of Scoring Framework in Appendix 4).
- 2.54 As part of the SHIP approval process, the Scottish Government advises that local authority officials should, where possible, seek delegated authority to assign other projects into the programme, replacing those which fail to progress within the anticipated timescale. Any potential replacement projects are prioritised under the system set out in the SHIP and agreed through the New Build Project Board.

Energy Efficiency

- 2.55 We seek to maximise the opportunities for energy efficiency and reduction of fuel poverty through achieving the 'Greener' energy efficiency standard in new builds where practical. In order to meet this standard, homes must meet Section 7 (Aspect 1 & 2) of the 2011 Building Regulations in relation to Carbon Dioxide emissions and energy for space heating.
- 2.56 The standard may not be attainable in all projects, particularly where an existing building is to be redeveloped or where homes form part of a larger development for market provision or through the PKC Buyback scheme.

- 2.57 We support RSL partners to develop to Silver Standards as a minimum and to provide enhanced levels as set out within the Scottish governments Housing to 2040 vision.
- 2.58 The Design Guide is currently being reviewed. It is anticipated by 2022/23 all PKC future affordable homes will meet the 'Gold Standard' as a minimum.

Strategic Environmental Assessment

- 2.59 The Strategic Environmental Assessment (Scotland) Act 2005 requires that all qualifying plans, programmes, and strategies, including policies are screened to assess the potential environmental impact of the plan. A Strategic Environmental Assessment (SEA) ensures that environmental issues are considered by decision makers alongside social and economic issues.
- 2.60 The SHIP, as part of the LHS, was considered under the Environmental Assessment (Scotland) Act 2005 and pre-screening identified that the SHIP would have no, or minimal, environmental effects. It is therefore exempt, and the SEA Gateway has been notified.

Monitoring

- 2.61 The SHIP is closely monitored, and funding is claimed as promptly as possible to promote and maximise the funding invested within Perth and Kinross. Annual reviews of progress in increasing the supply of housing are reported to the Council's Housing and Communities Committee, as part of the review of progress in implementing the LHS.
- 2.62 New build projects included in the Strategic Housing Investment Plan 2022 are detailed in the tables attached as Appendix 1.

3. CONCLUSION AND RECOMMENDATIONS

- 3.1 This report outlines the Perth and Kinross Strategic Housing Investment Plan 2022/23 – 2026/27 (Appendix 1). The Council and its partners delivered 963 Affordable Homes during the period 2016/17 - 2020/21, assisting in meeting housing demand in all the Housing Market Areas within Perth and Kinross. Through continued investment, the SHIP 2022/23 - 2026/27 aims to deliver 1398 affordable homes, which will seek to address key aims set out in Housing to 2040, in all the Housing Market Areas over the 5-year period which will make an invaluable contribution to meeting housing need throughout Perth and Kinross.
- 3.2 It is recommended that the Committee:-
- (i) approves the Strategic Housing Investment Plan 2021/22 – 2025/26
 - (ii) gives delegated authority to the New Build Project Board to ensure that where projects fall out of the plan, alternative projects, prioritised in the same way, are substituted for them.

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Approved

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Clare Mailer	Depute Director (Communities)	19 October 2021

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1. IMPLICATIONS, ASSESSMENTS, CONSULTATION AND COMMUNICATION

Strategic Implications	Yes / None
Community Plan / Single Outcome Agreement	Yes
Corporate Plan	Yes
Resource Implications	
Financial	Yes
Workforce	Yes
Asset Management (land, property, IST)	None
Assessments	
Equality Impact Assessment	Yes
Strategic Environmental Assessment	Yes
Sustainability (community, economic, environmental)	Yes
Legal and Governance	None
Risk	Yes
Consultation	
Internal	Yes
External	Yes
Communication	
Communications Plan	Yes

1. Strategic Implications

Community Plan

- 1.1 The Perth and Kinross Community Plan and Perth and Kinross Council Corporate Plan have five concurrent outcomes which provide clear strategic direction, inform decisions at a corporate and service level and shape resources allocation. The following are relevant to this report:
- Promoting a prosperous, inclusive and sustainable economy
 - Supporting people to lead independent, healthy and active lives
 - Creating a safe and sustainable place for future generations

2. Resource Implications

Financial

- 2.1 Resource implications arising directly from this report emanate from the proposed local authority new build housing programme (as detailed in the SHIP appended). In addition to the Scottish Government Grant, the second home Council Tax fund and developer's contributions for affordable housing will be used to support the delivery of the programme. Detailed resource assumptions on the use of these funds will be reported to respective Council Committees when final details are known.
- 2.2 The Head of Finance was consulted on these proposals as part of the Capital Budget and HRA Capital Plan budget setting process.

Workforce

- 2.3 There are no direct workforce implications regarding this report

Asset Management (land, property, IT)

- 2.4 There are no asset management implications arising from this report.

3. Assessments

Equality Impact Assessment

- 3.1 Under the Equality Act 2010, the Council is required to eliminate discrimination, advance equality of opportunity, and foster good relations between equality groups. Carrying out Equality Impact Assessments for plans and policies allows the Council to demonstrate that it is meeting these duties.
- 3.2 We are fully committed to equalities and diversity. The General Equality Duty has three main aspects:
- eliminate Discrimination
 - advance equality of opportunity
 - foster good relations between communities.
- 3.3 PKC will respond to the different needs and service requirements of people regardless of sex, race, colour, disability, age, nationality, marital status, ethnic origin, religion or belief, sexual orientation, or gender re-assignment. The planning and delivery of good quality housing and appropriate information, advice and support services in Perth and Kinross embraces the principle of equal opportunities and the equality outcomes.
- 3.4 The proposals have been considered under the Corporate Equalities Impact Assessment process (EqIA) with the following outcome:
- (i) Assessed as **not relevant** for the purposes of EqIA

Strategic Environmental Assessment

- 3.5 The Environmental Assessment (Scotland) Act 2005 places a duty on the Council to identify and assess the environmental consequences of its proposals. However, no action is required as it does not qualify as a PPS as defined by the Act and is therefore exempt.

Sustainability

- 3.6 These proposals meet the following sustainability criteria:-
- Where possible, using materials from sustainable sources
 - Energy conservation through improved insulation measures
 - More efficient heating systems
 - More efficient lighting systems

Legal and Governance

- 3.7 The Head of Legal and Governance has been consulted and there are no direct legal implications of this report.

Risk

- 3.8 The Housing and Community Care Senior Management Team regularly review capital monitoring reports that highlight individual project progress and risks.

4. Consultation

Internal

- 4.1 The Head of Finance and the Head of Legal and Governance were consulted on this report.

External

- 4.2 The SHIP has been developed through joint work with individual Registered Social Landlords and the Scottish Government. They have been consulted on this report.
- 4.3 Tenant Committee Report Panel commented “ This is a good document with details and figures on how we are moving forward. It is reassuring to see quite a few references to improving green spaces and climate change.”

5. Communication

- 5.1 There are no direct communication issues regarding this report.

6. BACKGROUND PAPERS

- 6.1 None

7. APPENDICES

The appendices to this report are listed below:-

APPENDIX 1 - Strategic Housing Investment Plan (2022/23+)

APPENDIX 2 - HOUSING MARKET AREAS (HMAs)

APPENDIX 3 - List of New Build Project Board Members

APPENDIX 4 - SHIP Project Prioritisation Framework/ Scoring