



North Ayrshire
Community Planning Partnership

CPP Senior Officers Group

Thursday 10 October 2019 at 10:30 a.m.

Council Chamber, Ground Floor, Cunninghame House, Irvine, KA12 8EE

AGENDA

10:30 – 10:45	Refreshments served in Three Towns Committee Room		
10.45 – 10.50	1.	-	Welcome and Apologies
10.50 – 11.00	2.	Pg 3	Minutes and Action Note From Last Meeting Discuss Minute and Action Note from meeting on 22 August 2019 (copy enclosed).
A Healthier North Ayrshire			
11.00 – 11.20	3.	-	Thinking Different Doing Better Receive briefing from Gavin Paterson and Kirsteen Lee, Project Managers, Thinking Different Doing Better.
11.20 – 11.40	4.	-	Alcohol and Drugs Partnership Receive briefing from Paul Main, Chair, Alcohol and Drugs Partnership
A Working North Ayrshire			
11.40 – 12.00	5.	-	Third Sector Interface Business Plan Receive presentation from Barbara Hastings, The Ayrshire Community Trust.
12.00 – 12.15	6.	To follow	Strategic Housing Investment Plan (SHIP) 2020-2025 Receive report from Yvonne Baulk, Head of Physical Environment., NAC
Governance and Performance			
12.15 – 12.40	7.	-	Step Change Receive proposal from Morna Rae, Senior Manager Policy, Performance and Community Planning, NAC
AOCB			
12.40 – 12.45	9.	-	AOCB

For further information please contact Morna Rae, Senior Manager,
North Ayrshire Council, Cunninghame House, Irvine, KA12 8EE
Tel: (01294) 324177 Email: mrae@north-ayrshire.gov.uk

For Reference

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| | | | <ul style="list-style-type: none">• CPP Senior Officers Group Decision Tracker• LOIP on a Page• CPP Board minutes |
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North Ayrshire
Community Planning Partnership

Meeting:	CPP Senior Officers Group	
Date/Venue:	Thursday 22 August 2019 at 10.45 am in the Council Chamber, Ground Floor, Cunninghame House, Irvine, KA12 8EE	
Present:	<p>Elaine Young, NHS Ayrshire and Arran (Chair) Craig Hatton, North Ayrshire Council Michael Breen, Ayrshire College Fiona Comrie, KA Leisure Jacqui Greenlees, North Ayrshire Council Kenny Hankinson, Scottish Fire and Rescue Service Andrew McClelland, North Ayrshire Council Russell McCutcheon, North Ayrshire Council Stuart McGregor, Police Scotland Ian McMeekin, Scottish Fire & rescue Service Mark Newlands, Scottish Enterprise Morna Rae, North Ayrshire Council Karen Yeomans, North Ayrshire Council</p> <p>Jennifer McGee, North Ayrshire Council (Notes)</p>	
Apologies:	<p>Barbara Hastings, TACT Stephen Brown, NA HSCP Vicki Yuill, TSI Audrey Sutton, North Ayrshire Council</p>	
No.	Item	Responsible
1.	<p>Welcome</p> <p>The Chair welcomed everyone to the meeting and apologies were noted.</p>	
2.	<p>Minute of Previous Meeting and Action Note</p> <p>Minutes from the meeting held on 13 June 2019 were agreed.</p> <p><u>Matters Arising/Updates</u></p> <p>Community Book – A prototype has been created. A meeting with various Elected Members and partners will be arranged to allow this to be approved.</p> <p>Ayrshire Growth Deal – K Yeomans advised that the coordinated response will come back the Group. K Yeomans also advised that the KLES report was in the process of being finalised.</p>	

	<p>Ayrshire College – M Breen advised that he is going to arrange for the College’s new Principal to attend either the October or November meeting of the Group.</p>	
<p>3.</p>	<p>Scottish Enterprise Strategic Framework 2019-2022</p> <p>M Newlands delivered a presentation on the changes happening within Scottish Enterprise.</p> <p>M Newlands advised that Scottish Enterprise (SE) remains Scotland’s national economic development agency. SE will now have a stronger focus on creating and protecting quality jobs which gives people opportunity, security, fulfilment and respect, and nurtures shared wealth and collective wellbeing. Making job-related grants contingent on fair work practices, including job security and payment of the real living wage. SE are also redesigning their approach to business support and relationship management so that there are no barriers to any business - regardless of size, sector or location.</p> <p>M Newlands also provided the Group with an overview of SE’s focus over the next year. SE aims are:</p> <ul style="list-style-type: none"> • Creating or safeguarding up to 10,500 jobs paying <u>at least the real living wage</u>. • Enabling up to £350m of investment in research and development and up to £200m of capital investment. • Helping businesses to raise growth funding of up to £255m. • Supporting international exports worth up to £1.5 billion. <p>There was discussion over how this refocusing of Scottish Enterprise’s work could best support North Ayrshire going forward.</p> <p>It was agreed that M Newlands would deliver a Workshop at a future CPP Board Meeting.</p>	<p>Noted</p> <p>J McGee/M Newlands</p>
<p>4.</p>	<p>Safer North Ayrshire Performance Report</p> <p>J Greenlees provided the group with an update on the Safer North Ayrshire thematic performance report. J Greenlees highlighted that some of the performance information is not available on a quarterly basis and some actions will be focussed on later in the year.</p> <p>The group asked J Greenlees to obtain more information on the following indicators:</p> <ul style="list-style-type: none"> • The reason why more people have been referred to MADART – have there been any trends: • Confirm reason for figure rise in ASBO figures: • Road Traffic Accidents – this should be the Police who report on this not Roads. The Group also feel that annual reporting is too big a gap • Is there any work taking place around coercion; <p>The Group also asked for performance reports to be circulated in advance to ensure there is sufficient time for them to review the information.</p>	<p>J Greenlees</p> <p>J McGee</p>

<p>5.</p>	<p>Children’s Services Strategic Partnership</p> <p>L Cameron provided the Group with an update on the work of the Children’s Services Strategic Partnership (CSSP).</p> <p>L Cameron also advised that the CSSP were developing a question set for the pupil survey. The CSSP selected several bespoke options that would provide additional insights in addition to the core set of questions. The options selected were:</p> <ul style="list-style-type: none"> • Coercive Control (secondary only), • Suicidal Ideation (secondary only), • Exercise, Positive Wellbeing • Opportunities for Prosocial Involvement with Parents. <p>L Cameron highlighted that the core set of questions along with some of the additional bolt on options will allow for comparison from the previous survey. This will allow the CSSP to monitor trends and provide evidence of improvements or declines.</p> <p>A McClelland described how this would fit with other survey work. He also spoke about discussions on how they would support young people reporting suicidal ideation in what is an anonymised survey.</p> <p>It was agreed that L Cameron would:</p> <ul style="list-style-type: none"> • Circulate the full question set to the Group; and • Provide an update at a future meeting of the Group. 	<p>L Cameron</p>
<p>6.</p>	<p>a) Performance Update</p> <p>J Greenlees provided the Group with an overview of the draft LOIP Annual Performance Report which has been created using the storymap function on ArcGIS. J Greenlees also demonstrated how storymaps had been used to show the work of the six Locality Partnerships.</p> <p>K Hankinson and M Breen asked J Greenlees to forward a copy of links to all storymaps.</p> <p>b) Step Change</p> <p>M Rae outlined a proposal for a “step change” in community planning. She highlighted our culture of challenging ourselves to do better, develop and innovate. She spoke about an approach towards stepping up a gear. We are not moving away from the “what”, which is our Local Outcomes Improvement Plan or the “why”, which is to achieve our partnership vision of “North Ayrshire – A Better Life”, but focusing on the “how”. She described the “how” as tying into the whole systems approach and collective leadership. It is proposed that public health is an exemplar theme for this new approach. This has been chosen as the public health priorities permeate across the work of the partnership and have particular relevance to the areas of national work being implemented locally. The group agreed this approach and that Morna would provide further detail at the next meeting.</p>	<p>J Greenlees</p> <p>M Rae/J McGee</p>

	<p>c) Best Value</p> <p>M Rae advised that the group that a wide range of preparatory work is underway within North Ayrshire Council in relation to the audit. Progress has also been made in relation to the specific aspects within the CPP workplan. Periodic updates on the workplan will continue to be provided to the CPP Senior Officers Group.</p> <p>The Group queried when the Audit would take place, the Chief Executive confirmed that the inspection would take place January/February 2020 with the report being published April 2020. The Chief Executive also advised that scoping work would commence during October 2019.</p>	Noted
7.	<p>AOCB</p> <p>There was no other business discussed.</p>	
8.	<p>Date of Next Meeting</p> <p>The next meeting of the CPP Senior Officer Group will take place on Thursday 10 October 2019 at 10.45 a.m.</p>	All

NORTH AYRSHIRE COUNCIL

29 October 2019

Cabinet

Title: Strategic Housing Investment Plan 2020-2025

Purpose: To seek Cabinet approval for the Strategic Housing Investment Plan 2020-2025.

Recommendation(s): That Cabinet i) approves the Strategic Housing Investment Plan 2020-2025 for submission to the Scottish Government and ii) gives delegated authority to the Executive Director (Place) and Cabinet Member for Place to liaise directly with the Scottish Government to agree the North Ayrshire development programme and the rescheduling of projects if and as required.

1. Executive Summary

- 1.1. The draft Strategic Housing Investment Plan (SHIP) 2020 – 2025 sets out the priorities and locations for affordable housing investment by the Council and Registered Social Landlords in North Ayrshire over the next five years, in order to support the outcomes set out within the Local Housing Strategy. The SHIP is based on projected Scottish Government grant funding provision of £83.717m during the period 2020 – 2025 and represents a Council investment of £155.572m.
- 1.2. It is proposed that delegated authority is assigned to the Executive Director (Place), in consultation with the Cabinet Member for Place, to liaise with the Scottish Government and agree the rescheduling of projects detailed in the SHIP, if and as required. This is of particular importance where deliverability is delayed due to emerging constraints and challenges that require to be addressed. Any additional projects that are not contained within the approved SHIP will require further Cabinet approval.
- 1.3. From a Council perspective, the SHIP reflects the commitment to construct 1,000 new build homes by March 2022. It makes provision for an additional 275 new homes to replace the Fullarton tower blocks, which are scheduled for demolition in 2021 following re-housing of all tenants. It further includes 200 new units for the Council's housing regeneration programme which was approved by Cabinet on 15 January 2019, and an additional 100 new build Council homes which will contribute to the regeneration of North Ayrshire and will be complete by March 2025.
- 1.4. The draft SHIP will secure investment in a total of 1,695 properties across North Ayrshire and provide sustainable, affordable, accessible and high-quality homes which will contribute to the wider regeneration aims for the area. It will also contribute to the regeneration of our town centres and will in turn also

secure employment and training opportunities for North Ayrshire businesses and residents. The SHIP is being presented to Cabinet for approval, prior to being submitted to the Scottish Government for consideration by the deadline of the end of October.

2. Background

- 2.1. The Strategic Housing Investment Plan (SHIP) 2020 – 2025 sets out the priorities for affordable housing investment in North Ayrshire over the next five years, in order to support the outcomes contained within the Local Housing Strategy. The Plan is prepared in accordance with Scottish Government guidance and includes details of individual development projects to be taken forward over its five-year lifespan (see Appendix 1).
- 2.2. The plan supports the Council's ambitious commitment to develop 1,000 new build Council homes by March 2022. The SHIP 2020 – 2025 also makes an allowance for the development of an additional 100 new build Council homes by March 2025 to support the regeneration of North Ayrshire.
- 2.3. On 19 June 2018, 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.
- 2.4. On 15 January 2019, Cabinet approved an Estate Based Regeneration Programme. In order to assist the delivery of this programme, the SHIP includes provision for 200 units as an indicative replacement for any selective demolition of particularly low demand stock. These projects further increase the scale of the Council development programme, taking the total investment by the Council over the SHIP period to £155.572m.
- 2.5. The SHIP is based on projected Scottish Government grant funding provision of £83.717m during the period 2020 - 2025. In accordance with Scottish Government guidance, the Council has over-committed the funding within the SHIP to ensure that the allocation is spent, and to provide the opportunity for North Ayrshire to absorb slippage from other local authority areas. The funding levels beyond March 2021 are not currently known and are based on trend assumptions.
- 2.6. Appendix 1 also details the current site proposals for future applications to the Scottish Government's Housing Infrastructure Fund. These sites have infrastructure constraints which may make them eligible for additional grant funding.
- 2.7. For any projects noted within the SHIP, Cabinet is asked to delegate authority to the Executive Director (Place), in consultation with the Cabinet Member for Place, to liaise with the Scottish Government and agree the rescheduling of projects as required. This will allow flexibility where delivery is delayed while emerging constraints and challenges are addressed. Any additional projects that are not contained within the approved SHIP will require Cabinet approval.

Strategic Priorities

- 2.8. The SHIP is based on a series of guiding principles for housing provision, taken from the LHS. These are:

- *Development must consider its role in providing health benefits to tenants, and supporting young people to maximise their educational attainment;*
- *Design must be attractive, have aesthetic value, and contribute to the regeneration of North Ayrshire. This will help ensure that properties are desirable and facilitate long term demand. Ideally, design will be 'tenure neutral' thus avoiding the possibility that developments become stigmatised;*
- *All investment must 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;*
- *Development projects must comprise of unit size and type ratios to recognise assessed demand;*
- *New homes must meet local aspirations and become an integral part of existing estates. This involvement of current and future tenants, and surrounding neighbours, is vital. Local people will have the opportunity to review and inform all project designs;*
- *All new projects will maximise return on investment and value for money by considering build and lifetime maintenance costs.*

2.9. In preparing the SHIP, the Council invited site nominations from its partners. All the developments proposed by partners were considered on their individual merits, with reference to the development priorities set out above, and any known constraints. Thereafter the draft SHIP was issued to our partners to review the priorities of each individual site and assist in agreeing the wider plan. 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, and the available grant funding spent, by accelerating other projects.

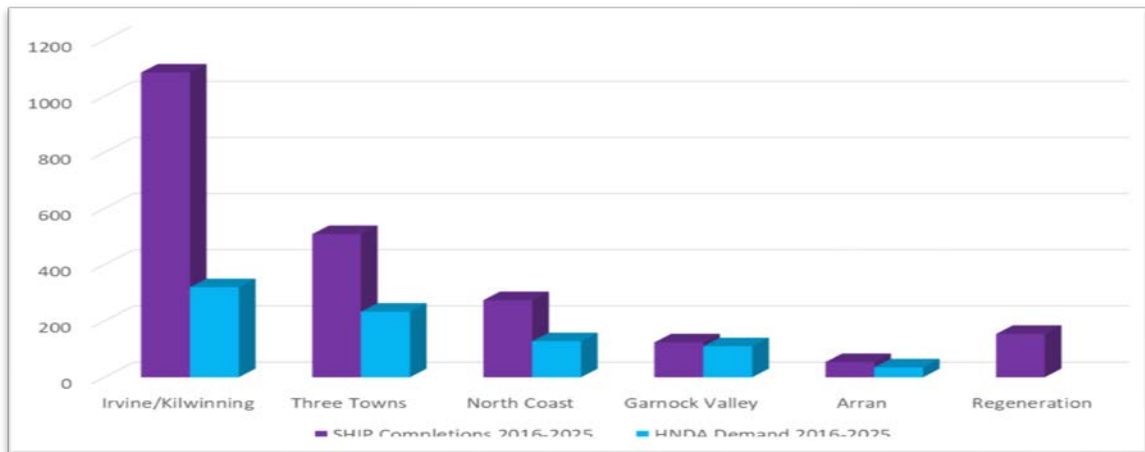
2.10. In terms of ongoing governance, senior officers monitor the progress of the new build programme on a monthly basis through the SHIP Project Board.

Demand

2.11. The Council's Housing Need and Demand Assessment (HNDA) calculates a housing shortfall figure for each sub-housing market area (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.

2.12. Figure 1 plots HNDA demand information against the total number of new build homes which have been, or will be, completed over the life of the HNDA and the SHIP. The new supply figures illustrate the aspiration to plan for a growing population, promote regeneration within our communities, and to seek continued investment in our housing stock to improve overall stock condition. The Irvine / Kilwinning new build figure is significantly higher, when compared to other sub Housing Market Areas, as it includes the provision for the replacement of the Fullarton tower blocks.

Figure 1: SHIP actual & projected completions vs HNDA demand 2016-2025



2.13. The Council allocates funding to each developing organisation from the Scottish Government Resource Planning Assumption (RPA). Figures 2 and 3 show the proportion of stock held by each developing organisation, and the share of funding per developing organisation.

Figure 2: Proportion of stock held in North Ayrshire per developing organisation (%)

Developer	North Ayrshire Stock
NAC	12,944
CHA	2,246
IHA	1,625
ANCHO	657
Trust	284
Link	0
Total	17,756

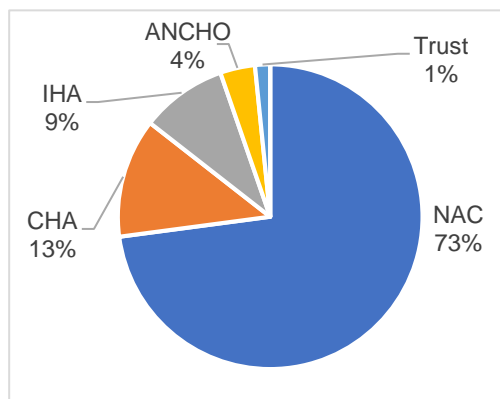
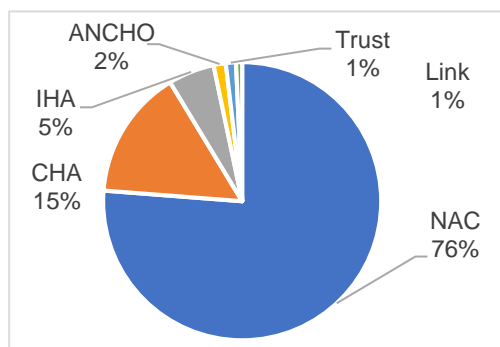


Figure 3: Completions & Proportion of funding per developing organisation (%)

Developer	Completions: SHIP 2020/25
NAC	1,292
CHA	256
IHA	91
ANCHO	24
Trust	20
Link	12
Total	1,695



- 2.14. An indicative size mix (Table 1) for new developments across North Ayrshire has been prepared based on the HNDA and North Ayrshire Housing Register (NAHR) intelligence to meet existing and future housing need.

Table 1: Indicative mix by bedroom size

No of Beds	3T	Arran	GV	IRV/ KW	NC	North Ayrshire
1	20%	20%	20%	20%	20%	20%
2	55%	63%	55%	57%	55%	56%
3	18%	10%	18%	16%	18%	17%
4+	7%	7%	7%	7%	7%	7%

Specialist Accommodation

- 2.15. Analysis of the NAHR, and projected future demographic trends in terms of an ageing population, indicate that at least 25% of all new build homes should be designed for older people (i.e. amenity housing or sheltered housing).
- 2.16. Demand for older peoples' housing will in part be addressed through the continued delivery of the Council's sheltered housing re-provisioning programme. Sheltered housing which comprises bed-sit accommodation is low demand and considered an unsuitable housing option for older people. The decision to build a proportion of two bedroom sheltered homes provides flexibility in the future as individuals' circumstances change.
- 2.17. On 1 May 2019, the North Ayrshire Housing Allocation Policy was updated and removed the age restriction for the allocation of amenity housing. The allocation of amenity homes to younger people with accessible housing requirements promotes independent living. Currently, 88% of applicants for amenity housing are aged over 51; the Council will continue to monitor the availability of housing for older people to ensure that their needs can be addressed through the affordable housing supply programme.
- 2.18. 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 Local Housing Strategy 2018 – 2022 sets a target for all partners to ensure at least 7% of all new build stock is fully wheelchair accessible. In addition, the Council has a set of standard house types for developments, which are of an accessible design to accommodate changing mobility needs. Occasionally, it may be necessary to build larger specialist housing to meet the specific needs of individual households. Where an RSL proposes to build such accommodation, the Council will liaise with the RSL and approve the proposals before the project commences.
- 2.19. 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, which 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;*
- *provide a staff base for the HSCP within the accommodation complex;*
- *establish effective and efficient provision for those with specialist housing needs; and*
- *realise financial savings for the North Ayrshire Health and Social Care Partnership.*

2.20. 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 63 supported accommodation housing units at four different locations.

Assistive Technology

2.21. In order to promote independent living, the Flatt Road development site in Largs will be used as an exemplar for assistive technology. The following features are proposed for inclusion within the sheltered housing complex and supported accommodation:

- *Super-fast broadband;*
- *Smart heating controls which can be voice or app controlled;*
- *Automatic lights which can be voice or app controlled;*
- *Automatic blinds which can be voice or app controlled;*
- *An integrated home communications hub with the following functionality:*
 - *Video door entry system with colour touch screen display;*
 - *Video call capability;*
 - *Electronic welfare checks with option to enable an 'I'm ok' service of morning calls;*
 - *Enhanced assistive technology based on tenant needs e.g. pill dispensers, falls monitor, etc.;*
 - *Electronic noticeboard and calendar;*
 - *Safety monitors and sensors linked to integrated digital system including smoke detection, panic alarms, exit sensors, temperature sensors, etc.;*
 - *The ability to use android apps.*

Extra Care Housing

- 2.22. The Council is currently developing a pilot model for Extra Care Sheltered Housing to be provided at St. Colm's Place, Largs. The vision for the site is to create safe, affordable homes for tenants who require additional support. Extra services to promote independent living, for example, assistance with meals or welfare checks, will be available to the tenants for an additional fee. It is hoped that the development could provide a viable alternative to care home admission for some older people with support needs.

Buy Backs

- 2.23. 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 level of housing stock available. 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 supports regeneration; it is a strategic priority within the current LHS and will continue to be a priority in the future.
- 2.24. The second hand and empty homes buy-back programmes have been accelerated with 30 homes purchased since April 2018. A target has been set to purchase a further 25 second hand and empty properties during the lifetime of the new SHIP.

Sustainability & Safety

- 2.25. The Council is currently developing two 'sustainable demonstrator 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 autumn / winter 2019.
- 2.26. In general, we seek to maximise the incorporation of energy efficiency measures and renewable technologies within our new build programme. The developments within the SHIP will benefit from a range of sustainable measures, for example solar photovoltaic panels, small scale district heating schemes, and passive design measures to minimise space heating demand. The exact package of measures will be determined through assessment of opportunities on a site by site basis.
- 2.27. 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 have expanded the installation of sprinklers to include all of our new build Council housing proposals which had not yet reached technical design stage when the announcement was made.

Regeneration

- 2.28. The provision of affordable, modern and well-designed homes that meets residents' needs is one of nine strategic priorities within the Council Plan 2019 - 2024. 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. Approximately 38,000 of our residents live in some of the most deprived areas in Scotland.
- 2.29. 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.
- 2.30. 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.
- 2.31. 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.
- 2.32. In January 2019, the Council's Cabinet further approved a £10m Estate Based Regeneration Programme to invest in the improvement of our existing housing estates. The SHIP includes the provision of funding for 200 units to assist the delivery and funding of the regeneration programme. This investment is focused within the later years of the programme, as an indicative replacement for any selective demolition of particularly low demand stock.
- 2.33. Furthermore, contractors will be expected to participate in the Council's (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 1,695 new build units in the SHIP are therefore expected to create around 6,950 jobs in the construction sector. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Growth to support our local construction and supply chain companies to bid for this work, can secure many of these jobs for our local people.

Supporting our Town Centres

- 2.34. The Council has clearly stated its commitment to ensuring that North Ayrshire is a vibrant, welcoming and attractive environment, with thriving town centres that benefit our residents, visitors and businesses.
- 2.35. The SHIP supports this goal. Many of the projects within the SHIP are in close proximity to the local town centre or are situated in locations with good

transport links. The Flatt Road and St Colms sheltered housing developments are examples of our aim to locate older people housing in locations close to amenities whilst supporting our town centres.

- 2.36. The quality of the visual environment deteriorates when there are vacant buildings in town centres however it does present an opportunity for the Council to support town centres by changing the use of the building to offer affordable social housing. This will be explored further within the current SHIP proposals to contribute to the regeneration of town centres.
- 2.37. By improving and increasing our stock in these areas we are able to provide local people with modern, good quality lifetime homes which in turn supports a settled community. Settled communities take pride and have stewardship of their neighbourhoods, giving local businesses a secure customer base.

Child Poverty and Improving Health and Wellbeing

- 2.38. The North Ayrshire Joint Child Poverty Action Plan Report 2018/19 recognises that the incidence of child poverty within North Ayrshire is one of the highest in Scotland, and acknowledges the role that access to good quality and affordable housing has in combating inequality.
- 2.39. 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, such as 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.
- 2.40. We are also working with local schools to improve youth engagement with our new housebuilding programme. This is in order to secure wider feedback on our developments, and also provide additional ways in which young people can access construction related learning and training opportunities.

Island Development

- 2.41. On Arran, the SHIP includes a Council development of 34 units at Brathwic Terrace, Brodick (the capacity of this site has increased from 30 units from the previous SHIP). The 20-unit development previously planned by Trust Housing Association has been unable to progress; however, Trust Housing Association are currently in discussions with a local land owner to develop 20 new units on an alternative Arran site. These developments, alongside the work of the Arran Economic Group, are anticipated to stimulate investment in other infrastructure (transport, marine, digital) to encourage economic growth. Similarly, the SHIP makes provision for 18 new properties on Cumbrae (the capacity of this site has increased from 15 units in the previous SHIP) as part of a second phase of the successful St Beya Gardens site.

Affordability

- 2.42. The Council is committed to ensuring rent levels are affordable. Many tenants in social housing are dependent on benefits and are under increasing pressure from the impact of Welfare Reform and rising living costs. The Scottish Housing Regulator has intimated that social landlords will be expected to keep rent increases to a minimum. To ensure homes are affordable, the Council and all RSL partners will be expected to set rent levels on new build homes at or below the Local Housing Allowance. The Council rationalised its rent structure in 2017. All new build properties' rents are set at the same level as our existing stock which are currently lower than our neighbouring authorities and RSLs.

Removal of Projects from the SHIP 2020 - 2025

- 2.43. The new build developments previously planned for Portencross Road, West Kilbride (CHA), Brisbane Glen Road, Largs (CHA), Confidential Site 2 (IHA), and Springbank Farm Lower, Arran (Trust Housing Association), have been removed from the SHIP as they are not currently viable.
- 2.44. A number of the sites within the SHIP have been anonymised for reasons of commercial sensitivity, or as they require further work to ensure that they comply with the Council's Planning or Roads policies.

New Council Projects 2020 - 2025

- 2.45. The Council has included two new confidential Council house building projects, which will deliver nine new homes in Largs (Redevelopment 13) and 84 new homes in Irvine (Redevelopment 14). A further 100 new homes have also been included as a second phase of the Council's regeneration programme (Regeneration Project 2).

New RSL Projects 2020 - 2025

- 2.46. ANCHO have entered into a partnership with Cairn Housing Association, who will develop their sites and thereafter pass the completed homes to ANCHO to manage. Cairn and ANCHO have nominated a four-unit site within Kilwinning (Confidential Site 3).
- 2.47. Cunninghame Housing Association have nominated four development sites located within Saltcoats. They will provide a two-unit development (Confidential Site 5), a 13-unit development at Corrie Crescent, 11 units (Confidential Site 7) and 54 units as a fifth phase to their Sharphill development site. They have also nominated a 40-unit development located in Kilwinning (Confidential Site 6).
- 2.48. Trust Housing Association have nominated a replacement site within Arran (Confidential Site 4) which is expected to deliver 20 new homes on the island.

SHIP Impact on North Ayrshire School Capacity

- 2.49. The Council's Communities Directorate have reviewed the sites proposed for inclusion within the SHIP 2020 – 2025 and following discussion with colleagues within Planning and Housing Services, are satisfied that any potential school

capacity constraints can be addressed. The housing mix for the Ayrshire Central development site has been amended to include the provision of sheltered housing following these discussions. There is recognition from experience at other sites that new affordable housing development generally comprises families who already reside within the area. Council Officers from Housing, Planning and Education will continue to monitor emerging development to ensure any issues can be addressed or mitigated.

3. Proposals

- 3.1. Cabinet is asked to approve the Strategic Housing Investment Plan 2020-2025 detailed at Appendix 1 for submission to the Scottish Government
- 3.2. Cabinet is asked to agree to delegated authority being given to the Executive Director (Place) and Cabinet Member for Place to liaise directly with the Scottish Government to agree the North Ayrshire development programme and the rescheduling of projects if and as required.

4. Implications/Socio-Economic Duty Consultation

Financial	The financial implications arising from the projects included within the SHIP 2020 – 2025 have been assessed by each of the developing organisations, ensuring that the programme is fully deliverable within the timescales set out. The Council has identified a budget of £155.572m to deliver the projects set out within the SHIP
Human Resources	None
Legal	Council developments on appropriately allocated land in the Local Development Plan are permitted development under the Town & Country Planning (General Permitted Development) (Scotland) Order 1992, Schedule 1, Part 12, Class 33, and do not require planning permission. The Council's House Building Protocol governs the design and consultation processes for such development to ensure that appropriate levels of design scrutiny and consultation are maintained
Equality	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.

<p>Children & Young People</p>	<p>All new builds which are located between 100-400m (depending on provision) or further from an existing play resource have play facilities included in the project. All homes include garden spaces and sufficient space for doing homework.</p>
<p>Environmental & Sustainability</p>	<p>New homes should have a low environmental impact, with the aim of reducing fuel use and associated fuel costs. All projects within the SHIP will be delivered in accordance with Building Standards regulations for energy efficiency. In addition, the majority of the new projects incorporated into the plan will meet the Scottish Government's 'Greener Standard'. Innovative approaches to fuel efficient development will be considered on a site by site basis (e.g. biomass boilers, solar photovoltaic panels, smart technologies etc). New Council homes contribute to the Council's Sustainability agenda. 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</p>
<p>Key Priorities</p>	<p>The provision of new affordable housing supports the Council Plan priority to provide affordable, modern and well-designed homes that meet residents' needs. There is also evidence that children and young people can benefit from improved cognitive development and a reduction in behavioural issues through living in a more attractive, warmer, and better ventilated environment and the provision of new affordable housing also supports the Council Plan priority that children and young people experience the best start in life.</p> <p>Town centres are supported by increasing housing supply, improving areas and seeking settled communities in proximity to these locales.</p>
<p>Community Benefits</p>	<p>The Council's contractors are required to participate in the Council's Community Benefits Programme. Six of the projects within the SHIP are being delivered through Hub South West. These six projects aim to deliver new employment opportunities for the area, including the provision of 13 dedicated apprentice starts and two graduate positions. The contractor will also aim to spend at least 65% of the construction costs within the Ayrshire area. Furthermore, the contractor will engage with local schools to; provide health and safety presentations, undertake STEM activities, provide mock interviews, and host design competitions.</p>

5. Consultation

5.1 The Council has taken a collaborative approach to the preparation of the SHIP, and the following stakeholders have been involved in the process:

- *ANCHO;*
- *Cairn;*
- *Cunninghame Housing Association;*
- *Irvine Housing Association;*
- *Link Group Ltd;*
- *Trust Housing Association;*
- *The Scottish Government; and*
- *North Ayrshire Council Officers (Economic Growth, Education, Finance, Housing, Planning, Property Management and Investment, Active Travel & Transport, Roads, and the Health and Social Care Partnership).*

5.2 Regular meetings are held with developing organisations, the Council and the Scottish Government as part of the SHIP governance process. The meetings will continue to be convened on a quarterly basis each year, to ensure that partners' requirements are identified, and the development programme delivered.

RUSSELL McCUTCHEON
Executive Director (Place)

For further information please contact Yvonne Baulk, Head of Service (Physical Environment) on 01294 324398

Background Papers

SHIP 2020-2025 Table

STRATEGIC HOUSING INVESTMENT PLAN 2020-2025

Table 2 - HOUSING INFRASTRUCTURE FUND (HIF) PROJECTS

Note: Projects should be entered as either Grant or Loan - Any which state a mixed category e.g. Grant/Loan or Grant or Loan will not be considered

TABLE 2.1 - GRANT PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X: EASTING Y: NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - DO NOT INSERT "INFRASTRUCTURE")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE				MARKET				PRIVATE RENT				2020/21	2021/22	2022/23	POST 2022/23	TOTAL HIF GRANT FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED	
									2020/21	2021/22	2022/23	POST 2022/23	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2020/21	2021/22	2022/23	POST 2022/23	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2020/21	2021/22								2022/23
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0	
Total									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0		

TABLE 2.2 - LOAN PROJECTS

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X: EASTING Y: NORTHING)	APPLICANT	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	CURRENT SITE OWNER	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT (PROVIDE WORK HEADINGS - PLEASE "INFRASTRUCTURE")	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE				MARKET				PRIVATE RENT				2020/21	2021/22	2022/23	POST 2022/23	TOTAL HIF GRANT FUNDING REQUIRED	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED	
									2020/21	2021/22	2022/23	POST 2022/23	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2020/21	2021/22	2022/23	POST 2022/23	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2020/21	2021/22								2022/23
									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0	
Total									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.000	0		



CPP SOG Decision Tracker 2019

Current Meeting

Strategic Priority	Topics Include	Jan-19	Mar-19	May-19	Jun-19	Aug-19	Oct-19	Nov-19
Working NA	<i>Investment, Innovation, Internationalisation, Inclusive Growth</i>	SPT TOR Report	Community Wealth Building	Thematic update (Ayrshire Growth Deal)		Scottish Enterprise's Strategic Framework 2019 - 22	TSI Business Plan, SHIP	Thematic update, Community Wealth Building
Healthier NA	<i>HSCP Updates, partner updates, decisions</i>	SPT TOR Report	Changing Lives Through Sport, SportsScotland Partnership				Alcohol and Drugs Partnership Briefing, Thinking Different Doing Better	
Thriving NA	<i>CSSP Updates, partner updates, child poverty, decisions</i>	SPT TOR Report	Child Poverty Action Plan, CSSP Update			CSSP Update		
Safer NA	<i>SNAP Updates, partner updates, decisions</i>	Fire and Rescue Performance Update, Police Scotland Performance Update SPT TOR Report		Community Safety Strategy	Fire and Rescue Activity and Performance Update, Police Scotland Activity and Performance Update	SNAP thematic performance update, Community Safety Strategy update		SNAP thematic update, Fire and Rescue Performance Update, Police Scotland Performance Update
Locality Partnerships	<i>Key strategic updates, decisions</i>	LP overview report 2018	Update report	Update report	Update report		Update report	Update report
Fair for All	<i>Key development updates</i>	Fair for All report 2018		Fair for All review	Fair for All review	Minutes		
LOIP	<i>Quarterly performance, Annual report</i>	LOIP performance management arrangements	LOIP on a page, Pentana overview	LOIP update, LOIP on a page	Q4 performance report, LOIP Action Plan 19-20, LOIP on a page	Q1 performance report, LOIP on a page, Draft annual report	LOIP on a page	Q2 performance report, LOIP on a page
Risk	<i>Risk register reports</i>			Approval of updated Risk Register				Risk register report
Community Engagement	<i>Planned engagement and consultation, Centre of Excellence, Peoples Panel</i>	Peoples Panel Focus Groups report	Partner planned engagement			Partner planned engagement		Partner planned engagement
Best Value Workplan	<i>Progress against identified themes</i>		Agree BV workplan			BV workplan update		
Learning and Development	<i>Conferences, shadowing, workshops, training, website</i>	Verbal update on shadowing programme	Agree 2019 Learning and Development plan		Shadowing at Scottish Government			Update report
Governance	<i>Membership, terms of reference, appraisal</i>		SMT and Board membership review, Summary of appraisal returns, Board minute	Board minute, Fair for All review	Board minute, Fair for All review		Board minute	
Key Strategic Developments				Kindness	Horizon Scanning, Local Governance Review	CPP "Step Change"	CPP "Step Change"	North Ayrshire Environmental Sustainability & Climate Change Strategy, Planning
Info shared before meeting		1. Basic Income Pilot, 2. SDS Making Skills Work for North Ayrshire 3. North Ayrshire Economic Review Nov 2018	1. CPP TOR review	1. Health Improvement Training		1. Public Health Scotland - feedback on CPP response to Consultation. 2. Learning from the Kindness Innovation Network and North Ayrshire. 3. North Ayrshire Child Poverty Action Plan. 4. Public Health Scotland - final response. 5. Save the Date - Celebrating the work of the Kindness. Innovation Network and Kindness in North Ayrshire 6. Locality Partnership update 7. Actions arising from CPP SOG Meeting held on 13 June 8. EU Settled Status Scheme - Support for vulnerable applicants.	TBC	

Community Planning Partnership Board

Thursday 19 September 2019 at 11.00 am

Fullarton Community Hub



North Ayrshire
Community Planning Partnership

Present

North Ayrshire Council

John Bell, Elected Member **(Chair)**

Marie Burns, Elected Member

Alex Gallagher, Elected Member

Scott Davidson, Elected Member

Ellen McMaster, Elected Member

Craig Hatton, Chief Executive

Audrey Sutton, Interim Executive Director (Communities)

Rhona Arthur, Interim Head of Service (Connected Communities)

Morna Rae, Senior Manager, Policy, Performance and Community Planning

North Ayrshire Health and Social Care Partnership

Stephen Brown, Director

Robert Foster, Elected Member and Chair of the North Ayrshire IJB

KA Leisure

Ashley Pringle, Vice Chair, KA Leisure

NHS Ayrshire and Arran

Lynne McNiven, Director, Public Health

Hazel Borland, Nurse Director

Police Scotland

Stuart McGregor, Superintendent

Scottish Enterprise

Mark Newlands, Head of Partnerships

Scottish Fire and Rescue

Gibby Lamont

Steven Corrigan

Skills Development Scotland

Katie Hutton, Depute Director, National Training Programme

Strathclyde Partnership for Transport

Allan Comrie, Senior Transport Planner

In Attendance

Lauren Cameron (NAC), Jennifer McGee (NAC), Andrew Keir (NAC), Mhairi

McFadyen (HSCP), Courtney Gemmell (HSCP)

Apologies

Cllr Joe Cullinane (NAC), Cllr Tony Gurney (NAC), John Burns (NHS) Audrey McGee (DWP), Stephen Gallagher (SG), Vicki Yuill (TSI), Michael Breen (Ayrshire College), Mark Hargreaves (Police Scotland), Ian McMeekin (SFRS), Martin Cheyne (NHS)

1. Welcome and Apologies

The Chair welcomed everyone to the meeting and apologies were noted.

2. Minute of the Previous Meeting and Action Note

The minutes of the previous meeting were approved, and the action note was discussed.

3. Child Poverty Report

Lauren Cameron, Policy Officer (Children's Services) provided the Board with an update on the work of the North Ayrshire Children's Services Strategic Partnership.

Lauren advised that at the CSSP Meeting on 24 July, a question set for the pupil survey (ChildrenCount) was discussed. The group were able to select several bespoke options that would provide additional insights in addition to the core set of questions.

The options selected were:

- Coercive Control (secondary only),
- Suicidal Ideation (secondary only),
- Exercise, Positive Wellbeing; and
- Opportunities for Prosocial Involvement with Parents.

The group are also keen to include a section on Social Media Use which is currently being looked at by Dartington Research Unit.

The Survey will be issued to school children aged eight and above during November and December 2019 with the results of the survey being available early 2020. The findings of this survey will help shape the work of the new Children's Strategy as the Partnership want to build their Strategy on evidence-based information.

A findings report will be brought back to the CPP Board early 2020.

4. Corporate Parenting

Councillor Foster thanked the Board for allowing the Team to come along to the meeting to provide them with an update.

Councillor Foster highlighted that back in 2017 Community Planning Partners committed to being corporate parents to our young people in the care system. He also reported that North Ayrshire Council is the first Council in Scotland to provide 100% Council Tax exemption for our care leavers. This means that if any young person aged 18 to 25 who was 'looked after' by the Council on their 16th birthday, or at any

time after that date or even if they are no longer looked after by the Council, they will be eligible for the exemption.

Councillor Foster then introduced the Council's Corporate Parenting Team to the meeting.

Andrew Keir, Corporate Parenting and GIRFEC Manager, Mhairi McFadyen, Corporate Parenting Co-ordinator and Courtney Gemmell Corporate Parenting Support Assistant provided the CPP Board on the work of the Corporate Parenting Team.

Andrew advised that there are 562 Care Leavers in North Ayrshire and there are 24 Corporate Parents (agencies). The North Ayrshire Corporate Parenting Team support local collaboration across 10 of these agencies.

Mhairi reported that she works in partnership with different services ensuring young people have the opportunity to get involved in youth and community work in their area. She also supports the North Ayrshire Champions Board (who recently celebrated their first Birthday). The Board brings together care experienced young people and Corporate Parents to create change within the care system.

Mhairi highlighted work of the North Ayrshire Family Firm which supports care experience young people (aged 15 plus) in to employment. The initiative ensures that the young person gains paid work experience before moving on to an apprenticeship.

Courtney advised the Board that the Team were currently working on a new Mental Health Toolkit specific to care leavers, it will follow a similar approach to the current Mental Health toolkit. They are also looking at the possibility of the toolkit being made in to an App to ensure young people have access to it at all times.

Andrew thanked the Board for allowing the team to come along and showcase their work. He also advised that Board that the funding for the posts that support all this excellent work were only funded until March 2020 and that other funding options would need to be explored to keep the programme running.

Both Audrey Sutton and Hazel Borland highlighted that they would like to be a part of discussions relating to the programme.

5. Workshops

The Board split in to two groups for the Workshop Session. The Workshop session focussed on two of North Ayrshire's Locality Partnerships – Three Towns and Garnock Valley. This provided an opportunity to showcase the great work happening within both localities.

Three Towns:

Shirley Morgan, Locality Officer (Three Towns) provided the group with an overview of the Locality Partnership and Sub Groups which support and feed in to the Partnership. Shirley also highlighted the reasoning behind the priorities which have been set for the area.

Shirley also highlighted some of the examples of good practice of the Three Towns:

- £50,000 CIF Funding granted to the Training Station. This is located at Saltcoats Train Station and will host a Karate Studio. As well as receiving CIF Funding this project has also received in excess £400,000 of funding from a range of partners including ScotRail, the Railway Heritage Trust, Sport Scotland and the Scottish Government.
- £100,000 of CIF Funding was granted to the Three Towns Growers. This project provides opportunities for local people involved in growing and work towards making the Three Towns a 'centre of environmental excellence. Three Towns Growers also received £367,000 of funding from the Big Lottery Fund. The Growers are hoping to get incredible edible town status and have been exploring options with private land owners to use areas of derelict land to grow on.
- £25,000 of CIF funding granted to set up an Ardrossan Development Trust. This initiative was set up on the back of a very successful 'Save Our Ferry' campaign which saw the people of Ardrossan working together to ensure the Arran Ferry crossing remained within Ardrossan and did not move to South Ayrshire. The Development Trust also received funding from Cunninghame Housing and Big Lottery Our Place Fund.
- The Partnership are also looking in to options for better signage in the area to point visitors in the direction of the lovely beaches and coastal areas as well to any historical site.

Garnock Valley

Councillor John Bell, Chair, Garnock Locality Partnership and Angela Morrell, Lead Officer, Garnock Locality Partnership provided the group with an overview of the Locality Partnership and the Sub Groups which support and feed in to the Partnership. Angela also highlighted the reasoning behind the priorities which have been set for the area.

They also highlighted some of the examples of good practice of the Garnock Valley:

- £28,000 of CIF funding granted for the creation of a Men's Shed in Kilbirnie. The aim of the Mens Shed was to address social isolation and to provide opportunities for community involvement, health and well-being and employment. This initiative provides a meeting place or collective "shed" where men are able to share skills, actively pursue hobbies, work on community projects and have a place to go and relax knowing they are among friends. It has also been replicated in other area across North Ayrshire also.
- £25,000 of CIF Funding granted to conduct a travel needs analysis to investigate what can be done to improve accessibility to employment, education, social and leisure activities and health services. Lack of Public

Transport in the Garnock Valley area is very often an issue raised by the residents.

- Weekly Parklives events taking place weekly in Dalry. This initiative brings together local people to engage and participate in a sporting activity for free. The event is very well attended each week.

Some of the comments/feedback received at workshops by Board Members were:

- There needs to be better sharing of learning across Locality Partnerships: eg consultants brief for Garnock Valley, this could be useful in other areas
- Some issues are North Ayrshire wide, how can we support such issues
- Utilise current meeting structures more effectively: focus on the priority issues: less about how meeting went;
- Create a solution focused culture;
- Create a learning Hub for Locality Partnerships: Where projects/ briefs etc could be stored.

6. LOIP Performance and Annual Performance Report

Morna Rae provided the Board with an overview of the LOIP Annual Performance Report which has designed as a Story Map.

Morna advised that a link to the Annual Performance Report and the detailed appendix will be circulated to the Board for comment.

7. Minutes/Reports for information.

Morna Rae advised that Board that a number of items were attached for their information.

8. AOCB

No other business was discussed.